

CONSTRUCTION REVIEW

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At a Glance

CONSTRUCTION ACTIVITY IN FEBRUARY--New construction activity declined as usual in February, but the \$3.1 billion of work put in place was slightly above the previous February record set in 1957. For the first 2 months of 1958, expenditures totaled \$6.3 billion--an alltime high for the January-February period. Private spending in January and February this year was up slightly from the same 1957 months, by 2 percent to \$4.6 billion, reflecting record outlays for office buildings, hospitals, recreational buildings, and gas and electric utilities. The dollar value of new housing totaled about the same in the first 2 months of 1957 and 1958. The public total thus far in 1958 (\$1.7 billion) was 4 percent above last year's alltime high for the same period, as expenditures increased over the period for all types of public work except new water facilities, military projects, hospitals, and public industrial plants.

HOUSING STARTS IN JANUARY--Nonfarm housing starts totaled 69,000 in January--up 11 percent from December and 10 percent above the previous year. The increase from December 1957 was shared about equally by private housing (primarily in metropolitan areas) and public housing (mainly Capehart military units in nonmetropolitan places). Private starts this January (64,200) were at a seasonally adjusted annual rate of 1,030,000--a little above the 1 million average in the fourth quarter of 1957, and the highest seasonally adjusted annual rate since last August. Public housing totaled 4,800 in January, representing a fourfold increase from December.

FHA-VA ACTIVITY IN JANUARY--FHA-assisted housing starts declined less than usual in January (6 percent). At levels above a year earlier for the fifth successive month, the FHA share of total private starts increased from 13 percent in January 1957 to 21 percent in January 1958. FHA mortgage-insurance applications (excluding Capehart military housing) advanced 28 percent this January, reversing the downtrend begun last September. Volume was higher than for any January since 1955 and exceeded year-earlier totals for the eighth month in a row. VA starts, however, continued the downward spiral begun in mid-1956 and accounted for only 6 percent of all private housing in January 1958, compared with 20 percent a year ago. Although requests for VA appraisals rose in January for the first time since last August, the total was the lowest for any January on record.

HOUSING VACANCY RATES, FOURTH QUARTER, 1957--Housing vacancy rates continued substantially unchanged in the fourth quarter of 1957. Vacant dwelling units available for occupancy accounted for 2.5 percent of total dwelling units, with regional rates ranging from 1.8 percent in the Northeast to 3.3 percent in the West. Compared with rates of the last quarter of 1956, the overall situation remained the same, with a slight increase in vacancies among units for sale offsetting a decrease among rental units.

NONFARM MORTGAGE RECORDINGS IN 1957--The value of nonfarm mortgages recorded during 1957 (\$24.2 billion) was 10 percent below 1956 and 15 percent below the 1955 record but exceeded that for any other previous year. All groups of lenders shared in the decline from 1956. Activity of savings and loan associations, the major source of mortgage funds, dropped 3 percent over the year, but this group accounted for 38 percent of 1957 total lending volume--the highest proportion ever recorded for a full year. Financing by insurance companies was down 18 percent from 1956, and that by commercial and mutual savings banks, 22 percent. The average loan amount declined slightly in 1957 to \$7,469, after rising continuously since 1939.

BUILDING PERMITS IN JANUARY--After declining in November and December, building permit valuations rose 4 percent in January to more than \$1.1 billion. The advance from December was due chiefly to increased authorizations for new dwelling units and for additions and alterations. Compared with a year earlier, the January 1958 permit valuation total was 3 percent higher, with over-the-year gains shown for all major kinds of building except community and industrial structures.

PUBLIC CONTRACT AWARDS IN 1957--Construction contracts awarded during 1957 by all public agencies (Federal, State, and local) were valued at \$11.4 billion, or 10 percent above 1956. Federal contract volume expanded 11 percent in 1957 to \$2.3 billion,

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reflecting mainly increased awards for military (Capehart) housing. Gains occurred also for virtually all other types of federally owned construction except electric power facilities, warehouses, and troop housing. State and local construction awards rose 10 percent over the year, to \$9.2 billion, with federally aided highway construction and schools accounting for most of the rise. The only sizable declines in State and local public works were for conservation and development projects, sewer and water systems, and electric power facilities.

CONSTRUCTION CONTRACTS IN JANUARY AND FEBRUARY--The value of construction contracts awarded during the 12 months ending in January 1958, as reported by the F. W. Dodge Corp., was 1 percent above the total for the comparable 1957 period. The public utilities group continued to show strength, with a rise of 14 percent. Awards for public works were about the same, whereas residential building increased 1 percent. Nonresidential building--the only major group to show a decline--was off 2 percent.

Reports of the Engineering News-Record on the value of large construction contracts awarded during the 12 months ending in February 1958 showed a continued downturn, dropping 18 percent below the total for the 12-month period ending in February 1957. Sewer systems and highways and bridges were the only groups to show an increase; awards for private industrial buildings were down 48 percent.

CONSTRUCTION COSTS IN JANUARY--The Department of Commerce composite index for January 1958 remained at the record high level prevailing since July 1957, 138 percent of the 1947-49 average--3 percent above the January 1957 index.

BUILDING MATERIALS PRICES IN JANUARY--The wholesale price index for building materials rose in January for the first time since last July and was at about the same level as a year earlier. The January 1958 index was up fractionally from December to 130.4 (1947-49=100) reflecting a seasonal rise in the price of Douglas fir lumber and higher quotations for cement, hardwood lumber, heating equipment, sand, gravel, and clay tile, which resulted to some extent from higher freight costs. These gains more than offset declines for southern pine and other softwood lumber, cast-iron soil pipe, plumbing equipment, and copper tubing.

CONSTRUCTION MATERIALS OUTPUT IN DECEMBER 1957--The output of all major groups of construction materials fell from November to December, reflecting in some measure seasonal movements, and was generally below December 1956 levels. Asphalt products was the only group showing an advance (14 percent) over the very low level of a year earlier. Fourth quarter 1957 production of plumbing fixtures rose 5 percent over the third quarter but was still below the same 1956 quarter (by 4 percent). Gypsum product shipments during the last quarter of 1957 were 10 percent lower than in the preceding quarter, but reached a level 3.5 percent higher than for the 1956 fourth quarter. With the exception of iron and steel products (up 1 percent), and paint, varnish, and lacquer (up 0.3 percent), the output of each major group of construction materials ended the year with an annual level well below that of 1956.

CONTRACT CONSTRUCTION EMPLOYMENT IN JANUARY--The number of workers on construction contractors' payrolls declined seasonally in January to 2,570,000. Although this total was 97,000 below the January record established in 1957, it surpassed all previous records for that month. Detailed data available for 1957 indicate that average employment increased from 1956 on all major kinds of contract construction except general building. Over-the-year gains were relatively greater in heavy engineering than in highway work or in the special trades as a group. Among the special trades, electrical contractors reported the largest advance from 1956 to 1957.

HOURS AND EARNINGS IN 1957--Average weekly earnings reached a new high in 1957 on all types of contract construction, owing entirely to increased wage rates. For the industry as a whole, weekly earnings averaged \$106.64 in 1957 or \$4.81 more than in 1956. Average hourly earnings increased by 16 cents over the year to \$2.89, whereas the average workweek, at 36.9 hours, was shorter in 1957 by 0.4 hours. On building construction, the average workweek was shorter in 1957 than in any year since 1941, and on nonbuilding construction, it was the shortest since 1947.

Housing for the Elderly

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The subject of housing for the elderly has been receiving increasing attention in recent years. Specifically, this interest has been focused on the aspects of design, location, and operating costs of living accommodations adapted to the specific needs of families and individuals in their later years.¹ In this connection the Federal and State Governments, private builders, and a wide variety of religious, fraternal, philanthropic, and labor groups have joined forces. While the volume of housing developed specifically to meet the needs of the elderly is still very small, an upward trend in this field is apparent. What is especially significant in current developments is the departure they represent from the traditional old folks' homes and almshouses. Efforts are being made to provide accommodations in noninstitutional environments where people can spend their later years in dignity and comfort.

The increasing longevity of our population has resulted in a growing number of elderly people. Since 1900, while the total population has a little more than doubled, the number of people aged 65 and over has almost quadrupled. Senior citizens now number more than 14 million, constituting 1 out of 12 persons in the United States. In another 20 years the number of older people will have risen to some 21 million, or approximately 1 of every 10 Americans (table 1).

TABLE 1.—TOTAL POPULATION, POPULATION AGED 45 TO 64, AND POPULATION AGED 65 AND OVER, FOR THE UNITED STATES, 1900 TO 1955 WITH PROJECTIONS FOR 1960 TO 1975

Year	Total population		Population aged 45 to 64		Population aged 65 and over		
	Number (in thousands)	Percent increase since 1900	Number (in thousands)	Percent increase since 1900	Number (in thousands)	Percent increase since 1900	As percent of total population
1900	75,995	--	10,400	--	3,080	--	4.1
1910	91,972	21	13,424	29	3,950	28	4.3
1920	105,711	39	17,030	64	4,933	60	4.7
1930	122,775	62	21,415	106	6,634	115	5.4
1940	131,669	73	26,084	151	9,019	193	6.8
1950	151,132	99	30,720	195	12,195	296	8.1
1955	165,248	117	33,429	221	14,127	359	8.5
Projections ²							
1960	177,840	134	36,486	251	15,800	413	8.9
1965	190,296	150	39,125	276	17,371	464	9.1
1970	204,620	169	41,918	303	18,879	513	9.2
1975	221,522	191	43,152	315	20,655	571	9.3

¹ Adjusted for age biases in nonwhite population as enumerated.

² Total population estimates assume that 1950-53 fertility levels remain constant to 1975.

Sources: Data for 1900-1940 from U. S. Census of Population: 1950, Vol. II, Characteristics of the Population, Part I, United States Summary, table 39, p. I-93. Data for 1950 from Estimates of the Population of the United States, by Age, Color, and Sex: July 1, 1950 to 1956, Current Population Reports, Population Estimates, Series P-25, No. 146, p. 1, U. S. Bureau of the Census. Other years from Revised Projections of the Population of the United States, by Age and Sex: 1960 to 1975, Current Population Reports, Population Estimates, Series P-25, No. 123, p. 8, U. S. Bureau of the Census. Data for 1950 and thereafter include armed forces overseas.

The shelter problem of the older population has changed considerably since the turn of the century with the growth of the nonfarm population and the concomitant decline in farm families. On a farm all members of the family had an economic role and it was taken for granted that the grandparents' shelter needs would be provided. The city family, with a different economic orientation, has been less

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This article is an adaptation of testimony by the author before the New York State Joint Legislative Committee on Problems of the Aging, in New York, N. Y., December 18, 1957.

¹ For a resume of design and location criteria for housing for the elderly, see *A Happy Home for the Later Years*, Housing and Home Finance Agency, Washington, D. C., June 1957 (multilithed).

prone to remain together as a unit, and the housekeeping units established have been primarily for young married couples and their offspring. These accommodations bulge at the seams when circumstances compel another generation to move in.

Another basic element in the present picture is the growing financial independence of older people as a result of social security benefits and industry pension programs. These incomes have created the economic demand for dwelling space suited to the financial means of senior citizens, who prefer to live independently or communally rather than with relatives or friends.

HOUSING AND ECONOMIC STATUS OF THE ELDERLY

Among those oldsters who maintain their own homes, the most striking characteristic of their living arrangements is the high concentration of 1- and 2-person households. According to the 1950 Census,² better than two-thirds of the households whose head was 65 years of age or older contained only 1 or 2 persons.

Accompanying the smallness of the family groups among the elderly was a notable underconsumption of housing. Thus, over 80 percent of the householders in the 65-and-older categories lived in dwellings in which there was less than 0.75 persons per room. Among younger families, only about 56 percent had that little congestion in their living quarters. As might be expected, only 2 percent of the households of older families were seriously overcrowded, i.e., had an average of more than 1½ persons per room. This contrasted with the more than 6 percent of younger families whose homes were too congested.

Much of the lack of crowding in the homes of older householders stems from the fact they do not reduce the size of their quarters as rapidly as the size of their families shrinks. Also, many of those who were 65 or older in 1950 acquired their living quarters at a time when building costs were substantially lower and when larger houses constituted a bigger share of the annual output of new accommodations. It was not surprising, therefore, to find that in 1950, nearly three-fifths of the older group had quarters containing five or more rooms whereas less than half of the families with household heads under 65 had dwellings that large.

That older householders are slow to readjust their living arrangements to their curtailed space requirements reflects, in large measure, the fact that 68 percent of the nonfarm families where the heads were over 65 or more years of age owned their own homes in 1950. The proportion of homeownership among this age group exceeds that of any other age group in the population.

Except for their size and sometimes their location, these owned homes provide many older householders with suitable shelter, at least as long as they are ambulatory. One evidence of this is that in 1950 some 75 percent of the homes owned and occupied by household heads 65 years of age or older were in satisfactory physical condition. Some oldsters, however, struggle to operate and maintain large houses which, as the years pass, become increasingly burdensome for them to handle. In fact, with failing strength and diminishing income, many older household heads find the problem of proper house and yard maintenance more than they can handle. Hence, in 1950, roughly twice as many houses owned and occupied by older persons were in poor physical condition than were the residences of younger homeowners.

The relatively poor quality of housing occupied by the elderly cannot, however, be attributed entirely to the advanced age of its owner-occupants. Actually, in 1950, the condition of the quarters occupied by renters among the older age groups was far worse than that of quarters occupied by elderly homeowners. In contrast with 7 percent of dwellings in poor condition occupied by aging homeowners, the Bureau of the Census found that nearly 12 percent of the dwellings rented by persons 65 years of age or older were in bad physical repair.

² Data on characteristics of housing of the elderly are based on special sample tabulations of 1950 census data made for the Division of Housing Research, Housing and Home Finance Agency.

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This heavier concentration of low quality units among renters is reflected in the comparative figures on rents and values. Thus, in contrast with the rest of the population there was a larger proportion of older families (40 percent vs. 21 percent for younger families) who were renting quarters for less than \$30 a month in 1950. Whereas rents of older householders tend to cluster at the lower end of the rent scale, the values of homes owned by the corresponding age group, while not as high as those of their younger counterparts, were nonetheless better distributed in the middle and upper value ranges.

The housing conditions of the elderly who maintain their own homes give only part of the picture. Actually, some of the greatest problems exist among the nearly one-third of our senior citizens who do not maintain their own households. A few of them, roughly 6 percent, are accommodated in institutions, hotels, or large roominghouses. The balance live in private homes, mostly with relatives or friends. Because the households involved are almost always headed by a younger person, the conditions that exist among this segment of our aging population are not adequately measured in statistics on housing of the elderly.

On the income side, which reflects the ability to pay for housing by the older group, a survey of consumer expenditures in 1950, conducted by the U. S. Department of Labor's Bureau of Labor Statistics, disclosed that family incomes tapered off sharply for units headed by persons beyond the age of 55, reflecting in large measure the decline in full-time earners. For the country as a whole, those in the 65-to-75-year age group tended to have incomes 40 percent below the peak levels attained by those in the 45-to-55-year brackets. Those 75 years of age and over showed a still further lessening of income to a point somewhat less than one-half that of families at the peak of their earning capacity. Because of the apparent inability to adjust housing expenses to meet the decline in income, the proportion of income devoted to shelter by elderly householders showed a marked increase over the average for younger age groups. In the 75-and-older group, for example, homeowners throughout the country tended to pay slightly more than one-fifth of their income for housing, while with renters the ratio was close to one-fourth (table 2). Among the groups below 65 years of age, in contrast, housing expenses tended to hold fairly constant at between 14 and 16 percent of income of both owners and tenants. Geographically, the problem appeared to be most severe among elderly renters in the suburbs in the South and among elderly homeowners in small southern cities.

TABLE 2.—FAMILY SIZE, FULL-TIME EARNERS, GROSS RENT AND GROSS OWNER-OCCUPIED HOUSING COST AS A PERCENT OF MONEY INCOME AFTER TAXES, BY AGE OF HEAD, FOR UNITED STATES URBAN POPULATION: 1950

Age of head	Average number per family		Percent of income ¹	
	Persons	Full-time earners	Gross rent tenant-occupied	Gross housing cost owner-occupied
Under 25 years	2.5	0.8	15.8	13.8
25 to 35 years	3.3	.9	15.2	14.1
35 to 45 years	3.6	1.0	14.0	14.0
45 to 55 years	3.1	1.0	14.4	12.9
55 to 65 years	2.6	.9	16.4	13.7
65 to 75 years	2.1	.5	20.4	16.8
75 years and over	1.9	.3	24.2	21.0

¹ Calculated by the Statistical Reports and Development Branch, Housing and Home Finance Agency.

Source: Study of Consumer Expenditures, Incomes, and Savings, Bureau of Labor Statistics, U. S. Department of Labor, in cooperation with the Wharton School of Finance and Commerce, Vol. XVIII, Summary of Family Incomes, Expenditures, and Savings—All Urban Areas Combined, University of Pennsylvania, 1957, table 1-4 (p. 5).

While the general trend of incomes has been upward since 1950, the incomes of the elderly have tended to rise less rapidly than those of families in the younger age brackets. Thus, in 1955, which is the latest year for which income figures are available, the median income of families headed by persons 65 or older had increased only slightly more than 22 percent since 1950, whereas the incomes of all families had risen by one-third, and for those in the 45-to-54-year age bracket they had gone up nearly 40 percent.

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In 1955 roughly one-third of the families with a head 65 or older had incomes of less than \$1,500, and the median income of such families was only slightly in excess of \$2,300. Among single elderly people, nearly 1 out of 4 had cash incomes in 1955 of less than \$500, while the median income was only \$842. In fact, only about 1 out of every 5 had money income of as much as \$1,500 (table 3).

**TABLE 3.—DISTRIBUTION OF FAMILIES AND UNRELATED INDIVIDUALS IN THE UNITED STATES,
BY TOTAL MONEY INCOME, 1955**

Item	Families			Unrelated individuals ¹		
	Total	Age of head		Total	Age	
		55 to 64 years	65 years and over		55 to 64 years	65 years and over
Number (<i>in thousands</i>)	42,843	6,742	5,651	9,766	2,024	3,188
Median income	\$4,421	\$4,375	\$2,326	\$1,316	\$1,524	\$842
Percent distribution						
Total money income:						
All incomes	100.0	100.0	100.0	100.0	100.0	100.0
Under \$500	3.4	3.8	7.1	20.2	21.3	24.9
\$500 to \$999	4.3	5.5	11.8	21.9	15.0	36.7
\$1,000 to \$1,499	4.9	5.2	13.3	12.5	13.2	17.2
\$1,500 to \$1,999	4.9	5.2	11.8	8.4	10.6	8.0
\$2,000 to \$2,499	5.5	5.7	9.2	7.8	8.1	4.3
\$2,500 to \$2,999	5.5	5.5	6.4	5.8	5.9	2.0
\$3,000 to \$3,499	7.4	7.0	5.3	7.1	7.1	1.9
\$3,500 to \$3,999	7.2	7.3	5.9	4.1	4.8	.8
\$4,000 to \$4,499	8.2	6.4	4.7	4.1	3.9	.8
\$4,500 to \$4,999	7.3	5.7	3.4	2.1	3.8	.6
\$5,000 to \$5,999	12.7	11.1	6.3	2.5	2.0	.7
\$6,000 to \$6,999	9.5	8.3	4.0	1.8	2.4	.7
\$7,000 to \$9,999	12.9	13.9	7.0	1.0	1.3	.5
\$10,000 to \$14,999	4.8	6.9	2.5	.4	.1	.3
\$15,000 to \$24,999 .....	.9	1.6	.7	.2	.2	.4
\$25,000 and over .....	.5	.8	.6	.2	.4	.3

¹ Persons living alone or with nonrelatives.

Source: Family Income in the United States: 1955, Current Population Reports, Consumer Income, Series P-60, No. 24, p. 14, U. S. Bureau of the Census.

SPECIAL GOVERNMENTAL PROGRAMS

A major step at the Federal level to deal with unique aspects of the housing problem of the aging was taken with the enactment of the Housing Act of 1956. Minor modifications in the law were made during 1957. The chief provisions of the Act directed to this problem were designed to (1) facilitate the purchase of housing by older persons, (2) facilitate the financing of rental housing projects designed specifically for the elderly, and (3) make public low-rent housing more readily available to older persons.

Aids to Single-Family Home Purchases

Under provisions of the Housing Act of 1956, an FHA-insured mortgage may be obtained for a house being purchased by a person 60 years of age or older, although friends, relatives, or a corporation may make the downpayment. In addition, in those cases where an elderly person is unable to qualify as an acceptable mortgage risk, it is permissible for a third party to become a cosigner of the mortgage. Loans may be insured up to \$20,000 and may be for as long as 30 years. The interest rate is currently 5 1/4 percent plus a 1/2-percent mortgage-insurance premium.

Since many older persons already are homeowners, provisions have also been made for older persons to trade in more easily their existing houses for units better suited to their retirement years. Toward that end, FHA revised its trade-in program during the spring of 1956. By making interim financ-

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ing more readily available, the new plan now enables an owner to apply the equity he had acquired in his old house as a downpayment on a new one. Therefore, many older persons may more easily finance the purchase of small homes for retirement.

Aids for Private Nonprofit Rental Housing

With respect to rental housing, the Housing Act of 1956 now makes it easier to finance with FHA mortgage insurance the construction or rehabilitation of rental accommodations for the aging by non-profit organizations. When such an organization will sponsor a rental housing project of 8 units or more specifically designed for the use and occupancy of older people, a maximum mortgage of \$8,100 per dwelling unit or \$8,400 for elevator-type structures, is eligible for FHA mortgage insurance. The mortgage, which may be as much as 90 percent of replacement cost, may bear a 4½-percent interest rate plus the ½ percent mortgage-insurance premium and have a term as long as 40 years. Projects may be elevator-type structures, row houses, or even separate dwelling units (provided they are grouped in a contiguous project), and may be for both families and single persons. There is a mortgage limitation of \$12,500,000 for any one project.

Since the purpose of the program is to encourage the provision of housing especially suited for the needs of the elderly, the statute makes it possible for the FHA to permit the full cost of such special features as central dining facilities, reading and recreation rooms, and sickbay accommodations, to be included in the total cost of a project for the purpose of determining maximum mortgage amounts. The statute also introduces a new concept regarding the evaluation of the financial soundness of such projects. Rather than requiring that they be judged on the basis of their "economic soundness," projects are evaluated in terms of the financial soundness of the sponsoring group. In other words, projects need not charge rents which cover full operating costs so long as the sponsors are willing and able to absorb operating deficits themselves.

FNMA Special Assistance for Housing

In a new housing program such as that for the elderly, there is always the possibility that lenders may tend to move cautiously. To ease procurement of mortgage funds for housing for older persons, the Federal National Mortgage Association was authorized by the President to set aside \$20 million of Special Assistance Funds to purchase mortgages on housing for the aging, insured by FHA under Sections 203 and 207 as amended by the Housing Act of 1956. With advance commitments from the Federal National Mortgage Association to purchase such mortgages from the lenders, sponsors of rental housing projects and of individual houses for sale to eligible elderly persons are assured of permanent financing and should find it considerably easier to arrange for interim construction financing.

Public Low-Rent Housing

Although the 1956 amendments to the National Housing Act should provide private housing for a large segment of the home seekers among our older citizens, there are those who simply cannot afford to pay full economic rents. Church, labor, and fraternal groups are providing partially or wholly subsidized private quarters for only a fraction of this low-income older group. At the present time, therefore, the low-rent public housing project plays an important role in satisfying this need.

In this area, New York State pioneered in 1952 with its requirements that 5 percent (recently raised to 10 percent) of all State financed low-rent housing projects be designed and set aside for elderly persons. This already has resulted in well over 500 units of specially designed housing being made available for older low-income residents of New York State, and nearly 2,000 additional units are underway.

To afford similar opportunities to low-income elderly people throughout the country, single elderly persons with low incomes were admitted to low-rent public housing projects for the first time under the National Housing Act, through provisions of the Housing Act of 1956. Authority was also given to the U. S. Public Housing Administration to assist local housing authorities in the provision of new housing or the remodeling of existing low-rent public housing projects in order to provide accommodations specifically designed for older families.

Furthermore, local public housing authorities were authorized to give first preference to admission of the elderly to any low-rent public housing units suitable to their needs. In addition, the local housing authorities were empowered to waive for the elderly the requirements of the U. S. Housing Act that tenants admitted to public housing must come from substandard dwellings--a practice which often worked hardships.

A Summary of Progress

In a little over a year after the Housing Act of 1956 became effective, there was widespread interest in the FHA nonprofit rental housing program for the elderly in almost every State. At the close of 1957, FHA had applications for mortgage insurance on 17 projects in 12 States (table 4). These 17 projects, valued at more than \$20 million, will provide for between 2,200 and 2,300 elderly households. Commitments had already been issued on 10 of these projects involving nearly 1,700 units.

TABLE 4.—RENTAL HOUSING FOR THE ELDERLY UNDER FHA SECTIONS 207 AND 213, AS OF DECEMBER 10, 1957

Project	Location	Mortgage amount	Number of units	Date of application
All projects	--	\$20,253,900	(1)	--
Section 207 nonprofit rental projects.....	--	16,818,400	(1)	--
Omaha Education Association				
Senior Citizens	Omaha, Nebr.	1,144,000	132	*11/14/56
Norse Home, Inc.	Seattle, Wash.	850,000	140	*1/9/57
Severson Memorial Home Association	Eugene, Ore.	894,200	89	*5/21/57
The Bethel Methodist Home	Ossining, N. Y.	1,200,000	101	*6/24/57
Christian Home for Aged, Inc.	Artesia, Calif.	403,600	38	*7/2/57
South California Presbyterian Home	Duarte, Calif.	1,750,000	159	*7/2/57
Friendship Home Association	Audubon, Iowa	477,400	87	*7/1/57
Carmel Hall ²	Detroit, Mich.	4,009,200	550	*7/11/57
Methodist Retirement Homes	Durham, N. C.	600,000	120	8/29/57
Home for Jewish Aged	Philadelphia, Pa.	1,900,000	206	8/1/57
Bonnell Memorial Home	Greeley, Colo.	130,000	16	9/3/57
Senior Citizens Apartment House (Association of Christian Churches)	Denver, Colo.	470,000	66	9/19/57
Crestview of Ohio, Inc.	Sylvania, Ohio	1,400,000	139	*9/5/57
Home of Washington	Washington, Iowa	190,000	20	10/57
Wesley Acres	Des Moines, Iowa	1,000,000	120	10/57
Jewish Home for Aged	Miami, Fla.	400,000	(1)	11/22/57
Section 213 cooperative projects:				
Lake House Cooperative	Lakewood, Ohio	3,435,500	251	*5/14/57

* Commitment for mortgage insurance issued.

1 Data not available.

2 Rehabilitation.

Source: Federal Housing Administration, Housing and Home Finance Agency.

In addition to these 17 specific applications, FHA has more than 110 other projects in various pre-application stages. These projects would involve over \$100 million in mortgage insurance and would provide accommodations for possibly as many as 16,000 to 18,000 elderly families.

The public low-rent housing phase of the program has also been gaining momentum. As of November 15, 1957, there were under construction some 8 projects involving 4,072 dwelling units of which 347 were specifically designed for the elderly (table 5). Another 34 projects to contain 13,457 units of which 2,447 are intended for older occupants have had annual contribution contracts signed but were not yet under construction. Still another 20 projects to contain 3,844 units, 1,816 of which are for the elderly, are planned. This means that there are either under construction or to be built some 62 projects which will have 4,610 units specifically set aside for older people. Another 11 projects involving nearly 2,300 units are being planned, but the number of these units to be reserved for the elderly has not yet been determined. Altogether there are some 48 localities in a total of 23 States, territories, and the District of Columbia, in which federally aided low-rent housing for the elderly is either under construction or in the planning stage.

CONSTRUCTION REVIEW

TABLE 5.—UNITS RESERVED FOR ELDERLY IN PUBLIC HOUSING AUTHORITY PROJECTS, AS OF NOVEMBER 15, 1957

Location	Total units in projects having units reserved for elderly	Units reserved for elderly	Construction status of units reserved for elderly		
			Before annual contributions contracts ¹ executed	Annual contributions contracts ¹ executed	Under construction
Total, U. S. and territories	223,661	4,610	1,816	2,447	347
Arkansas:					
Little Rock.....	72	72	72	0	0
California:					
San Francisco	730	164	0	164	0
Connecticut:					
Meriden	140	14	0	14	0
District of Columbia:					
Washington	1,068	65	0	0	65
Georgia:					
Hartwell	24	8	8	0	0
Marietta.....	150	50	50	0	0
Hawaii:					
Honolulu	624	50	0	50	0
Illinois:					
East St. Louis	525	53	25	28	0
Indiana:					
South Bend	225	82	0	82	0
Massachusetts:					
Lawrence	137	137	137	0	0
Somerville.....	42	42	0	0	42
Michigan:					
Detroit.....	1,250	672	0	672	0
Minnesota:					
Minneapolis	192	44	0	44	0
St. Paul.....	458	120	0	0	120
Missouri:					
St. Louis.....	1,238	224	0	224	0
New Jersey:					
Asbury Park	50	50	50	0	0
Guttenberg	36	26	26	0	0
Hackensack	50	50	50	0	0
Hoboken	208	50	0	50	0
Newark	1,706	528	500	28	0
Paterson	200	200	200	0	0
West New York	80	40	0	40	0
New York:					
Albany	400	14	0	14	0
New York City	2,964	42	0	27	15
Plattsburgh.....	50	50	50	0	0
Syracuse.....	318	154	0	154	0
Ohio:					
Cincinnati	926	316	244	72	0
Cleveland.....	404	73	0	0	73
Columbus	760	160	160	0	0
Lorain	150	18	0	18	0
Toledo.....	50	50	0	50	0
Pennsylvania:					
Easton.....	72	40	0	40	0
Greensburg	100	(3)	(3)	(3)	(3)
McKeesport.....	300	48	0	48	0
McKees Rocks	100	(3)	(3)	(3)	(3)
New Brighton	50	(3)	(3)	(3)	(3)
New Castle.....	74	(3)	(3)	(3)	(3)
Philadelphia.....	1,962	153	22	119	12
Philadelphia.....	1,944	(3)	(3)	(3)	(3)
Pittsburgh.....	1,995	404	128	276	0
Sharon	50	6	6	0	0
Smith Township	60	6	6	0	0

See footnotes at end of table.

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TABLE 5.—UNITS RESERVED FOR ELDERLY IN PUBLIC HOUSING AUTHORITY PROJECTS,
AS OF NOVEMBER 15, 1957—CONTINUED

Location	Total units in projects having units reserved for elderly	Units reserved for elderly	Construction status of units reserved for elderly		
			Before annual contributions contracts ¹ executed	Annual contributions contracts ¹ executed	Under construction
Puerto Rico:					
San Juan	520	30	30	0	0
Rhode Island:					
Providence	36	36	36	0	0
Texas:					
San Antonio	391	221	0	221	0
Virginia:					
Portsmouth	232	12	0	12	0
Washington:					
Tacoma	228	20	0	0	20
West Virginia:					
Martinsburg	20	(3)	(3)	(3)	(3)
Virgin Islands:					
St. Thomas	300	16	16	0	0

¹ Annual contributions contracts refer to agreements executed by the PHA and the local housing authorities in which the PHA agrees to supplement the rental income to cover operating expenses and debt service.

² Includes 2,288 units in projects designated for units to be reserved for elderly for which number of units for elderly has not yet been specified.

³ Data not available.

Source: Public Housing Administration, Housing and Home Finance Agency.

The extent to which elderly persons are being benefited by the low-rent housing program is not limited to the number of units now being developed for the specific use of the aging. Actually better than 11 percent of the families reexamined for continuing occupancy during 1956 had a household head 65 or older, while some 7.9 percent of the families admitted to public housing during 1956 had a head who was 65 or older. Most of these families would, of course, have qualified for admission to low-rent public housing projects without the benefits of the Housing Act of 1956. At present roughly 45,000 families whose head is 65 or older live in low-rent housing projects. In addition, there is undoubtedly a significant number of oldsters in families with a younger head.

Considering the specific effects of the Housing Act of 1956 upon the occupancy of units in existing low-rent projects, it would appear that between the time of passage of the act in mid-August 1956 and June 30, 1957, some 5,200 tenants were admitted who would not previously have been eligible. The percentage of total admission which such tenants have formed has been as follows:

Quarter ending	Percent of all admissions
Sept. 30, 1956*	1.8
Dec. 31, 1956	5.3
Mar. 31, 1957	5.0
June 30, 1957	5.9

*Housing Act of 1956 was in effect for only part of this period.

Most of these persons were elderly single individuals, although a few were elderly families whose previous housing situation would not have entitled them to admission before the changes in the law in August 1956.

STATISTICAL SERIES

NOTE: ALL THE STATISTICAL SERIES IN CONSTRUCTION REVIEW
ARE SUBJECT TO REVISION FOR THE LATEST PERIOD SHOWN.

Part A—Construction Put in Place

NOTE: The monthly estimates in Part A are determined primarily by past contract award movements, standard progress patterns, and assumed normal seasonal movements. They do not reflect the effects of varying numbers of working days in different months, nor of special conditions influencing the volume of activity in any given month, such as unusual weather, materials shortages, overtime, and work stoppages.

Table A-1: New Construction Put in Place: Current Month, by Type of Construction

Type of construction	Value (in millions of dollars)					Percent change	
	1958		1957	First 2 months		Feb. 1958 from--	First 2 months, 1957-58
	Feb.	Jan.	Feb.	1958	1957		
TOTAL NEW CONSTRUCTION	3,077	3,270	3,007	6,347	6,205	- 6	+ 2
PRIVATE CONSTRUCTION	2,262	2,364	2,226	4,626	4,550	- 4	+ 2
Residential buildings (nonfarm)	1,065	1,131	1,043	2,196	2,180	- 6	+ 1
New dwelling units	805	865	790	1,670	1,675	- 7	+ 2
Additions and alterations	212	217	217	429	431	- 2	(1)
Nonhousekeeping	48	49	36	97	74	- 2	(1)
Nonresidential buildings	675	704	704	1,379	1,426	- 4	- 3
Industrial	231	240	270	471	539	- 4	- 14
Commercial	254	267	257	521	526	- 5	- 1
Office buildings and warehouses	155	161	135	316	278	- 4	+ 15
Stores, restaurants, and garages	99	106	122	205	248	- 7	- 19
Other nonresidential buildings	190	197	177	387	361	- 4	+ 7
Religious	64	68	65	132	132	- 6	0
Educational	40	42	41	82	84	- 5	- 2
Hospital and institutional	47	47	34	94	67	0	+ 38
Social and recreational	25	25	23	50	47	0	+ 9
Miscellaneous	14	15	14	29	31	- 7	0
Farm construction	105	101	102	206	199	+ 4	+ 4
Public utilities	407	416	365	823	722	- 2	+ 12
Railroad	28	31	31	59	63	- 10	- 6
Telephone and telegraph	74	74	86	148	161	0	- 14
Other public utilities	305	311	248	616	498	- 2	+ 23
All other private	10	12	12	22	23	- 17	- 4
PUBLIC CONSTRUCTION	815	906	781	1,721	1,655	- 10	+ 4
Residential buildings	58	58	31	116	60	0	+ 87
Nonresidential buildings	306	338	302	644	641	- 9	+ 1
Industrial	26	30	37	56	81	- 13	- 30
Educational	201	225	191	426	405	- 11	+ 5
Hospital and institutional	22	22	23	44	47	0	- 4
Administrative and service	27	30	27	57	57	- 10	0
Other nonresidential buildings	30	31	24	61	51	- 3	+ 25
Military facilities	70	80	80	150	173	- 13	- 13
Highways	205	235	195	440	420	- 13	+ 5
Sewer and water systems	88	96	93	184	193	- 8	- 5
Sewer	52	58	53	110	109	- 10	- 2
Water	36	38	40	74	84	- 5	- 10
Public service enterprises	23	26	21	49	45	- 12	+ 10
Conservation and development	59	65	53	124	110	- 9	+ 11
All other public	6	8	6	14	13	- 25	0

Source: Departments of Commerce and Labor.

¹ Change of less than one-half of 1 percent.

CONSTRUCTION REVIEW

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Table A-2: New Construction Put in Place: Recent Monthly Trend, by Type of Construction

(Value, in millions of dollars)

Type of construction	1957												1958	
	Feb.	Mar.	Apr.	May	June	July ¹	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	
TOTAL NEW CONSTRUCTION.	3,007	3,295	3,657	4,025	4,308	4,361	4,561	4,569	4,495	4,112	3,667	3,270	3,077	
PRIVATE CONSTRUCTION.....	2,226	2,405	2,603	2,808	2,971	3,046	3,124	3,100	3,059	2,942	2,705	2,364	2,262	
Residential bldgs. (nonfarm)	1,043	1,162	1,301	1,396	1,489	1,547	1,571	1,561	1,535	1,484	1,345	1,131	1,065	
New dwelling units	790	870	940	985	1,070	1,115	1,140	1,140	1,130	1,090	1,005	865	805	
Additions and alterations ..	217	258	327	374	379	392	387	374	357	343	290	217	212	
Nonhousekeeping	36	34	34	37	40	40	44	47	48	51	50	49	48	
Nonresidential buildings.....	704	709	713	747	786	778	805	802	806	802	764	704	675	
Industrial	270	269	271	270	270	262	266	260	256	251	248	240	231	
Commercial	257	264	263	287	309	311	319	322	332	332	305	267	254	
Office buildings and warehouses	135	133	135	146	153	156	167	168	177	179	172*	161	155	
Stores, restaurants, and garages	122	131	128	141	156	155	152	154	155	153	133	106	99	
Other nonresidential bldgs.	177	176	179	190	207	205	220	220	218	219	211	197	190	
Religious	65	63	64	68	73	75	80	81	80	78	74	68	64	
Educational	41	40	39	40	43	42	47	47	47	46	44	42	40	
Hospital & institutional ..	34	36	38	40	43	41	47	48	48	49	48	47	47	
Social and recreational ..	23	23	23	24	26	27	29	28	27	28	27	25	25	
Miscellaneous	14	14	15	18	22	20	17	16	16	18	18	15	14	
Farm construction.....	102	112	126	146	159	169	173	159	133	114	100	101	105	
Public utilities	365	409	448	501	518	535	556	560	570	528	483	416	407	
Railroad	31	35	37	38	40	41	41	41	42	37	35	31	28	
Telephone and telegraph	86	94	94	101	90	95	89	87	97	86	86	74	74	
Other public utilities	248	280	317	362	388	399	426	432	431	405	362	311	305	
All other private	12	13	15	18	19	17	19	18	15	14	13	12	10	
PUBLIC CONSTRUCTION.....	781	890	1,054	1,217	1,337	1,315	1,437	1,469	1,436	1,170	962	906	815	
Residential buildings.....	31	30	34	38	40	340	48	53	54	56	57	58	58	
Nonresidential buildings.....	302	345	375	383	406	389	414	416	406	364	342	338	306	
Industrial	37	41	42	42	43	336	38	35	35	33	32	30	26	
Educational	191	215	233	233	254	249	259	261	262	235	226	225	201	
Hospital and institutional	23	27	31	33	32	28	29	30	27	25	24	22	22	
Administrative & service	27	32	36	38	39	38	44	46	41	34	29	30	27	
Other nonresidential bldgs.	24	30	33	37	38	38	44	44	41	37	31	31	30	
Military facilities	80	84	89	103	110	117	138	134	132	107	88	80	70	
Highways	195	230	330	445	520	505	550	580	575	410	275	235	205	
Sewer and water systems	93	105	113	117	121	120	129	127	118	107	97	96	88	
Sewer	53	59	63	64	67	68	77	77	73	67	61	58	52	
Water	40	46	50	53	54	52	52	50	45	40	36	38	36	
Public service enterprises	21	26	30	35	38	38	43	44	38	31	25	26	23	
Conservation & development	53	61	72	83	89	394	103	104	102	86	71	65	59	
All other public	6	9	11	13	13	12	12	11	11	9	7	8	6	

Source: Departments of Commerce and Labor.

¹Data for individual types of construction were adjusted specifically for effect of cement shortages in July 1957, except where noted.

²Not adjusted for effect of cement shortages.

³Based chiefly on actual project progress reports which reflect all current influences on construction activity for the types of work shown (State and locally owned highway data were adjusted on the basis of findings from the federally aided portion.)

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST	NORTH CENTRAL	SOUTH	WEST
1. New England	3. E. N. Central	4. W. N. Central	5. S. Atlantic
Connecticut	Illinois	Iowa	Delaware
Maine	Indiana	Kansas	Dist. of Col.
Massachusetts	Michigan	Minnesota	Florida
New Hampshire	Ohio	Missouri	Kentucky
Rhode Island	Wisconsin	Nebraska	Georgia
Vermont		North Dakota	Maryland
2. Middle Atlantic		South Dakota	N. Carolina
New Jersey			S. Carolina
New York			Virginia
Pennsylvania			W. Virginia
			Texas
			7. W. S. Central
			Arkansas
			Louisiana
			Oklahoma
			Texas
			9. Pacific
			California
			Oregon
			Washington

NONFARM POPULATION DISTRIBUTION IN 1950

NORTHEAST—29.5 percent.

NORTH CENTRAL—29.0 percent.

SOUTH—27.7 percent.

WEST—13.8 percent.

CONSTRUCTION REVIEW

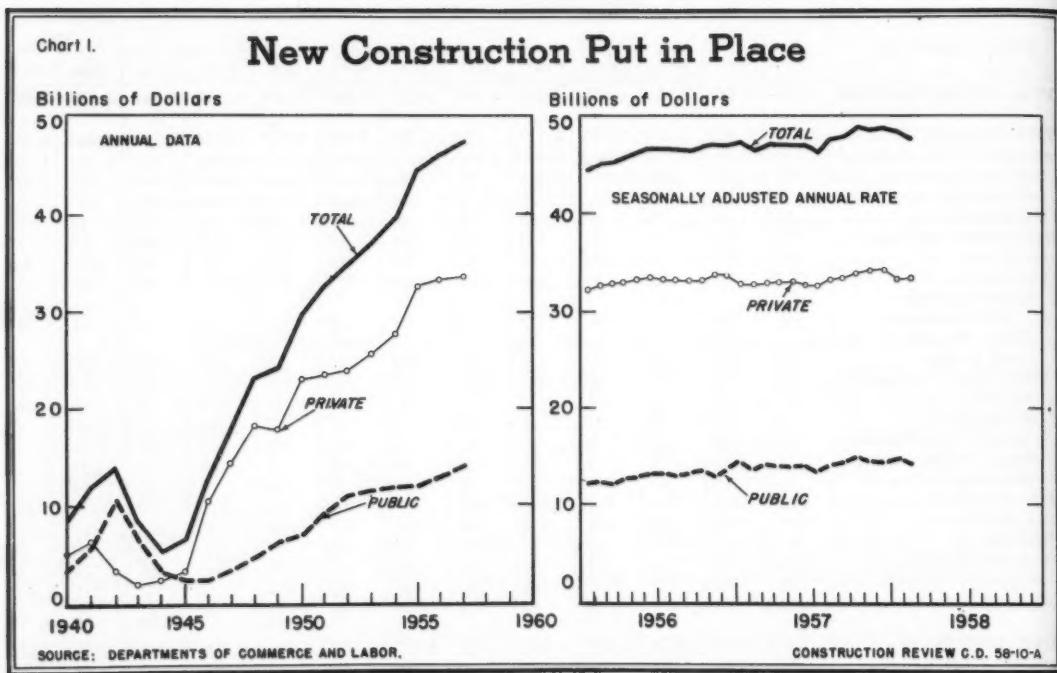


Table A-3: New Construction Put in Place: Seasonally Adjusted Annual Rate, by Type of Construction

(Value, in millions of dollars)

Type of construction	Seasonally adjusted annual rate							Annual total	
	1957				1958				
	Feb.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	1956	1957
TOTAL NEW CONSTRUCTION	46,332	47,748	48,768	48,516	48,612	48,156	47,496	46,060	47,255
PRIVATE CONSTRUCTION	32,880	33,480	33,996	34,116	34,248	33,420	33,468	33,242	33,313
Residential buildings (nonfarm)	16,692	16,656	16,968	17,208	17,328	16,836	16,992	17,632	16,571
Nonresidential buildings	8,976	9,084	9,132	9,096	9,060	8,724	8,592	8,817	9,138
Industrial	3,240	3,084	3,012	2,952	2,916	2,820	2,772	3,084	3,162
Commercial	3,396	3,576	3,696	3,672	3,636	3,420	3,512	3,631	3,570
Office buildings and warehouses	1,692	1,920	1,968	1,956	1,944	1,908	1,932	1,684	1,864
Stores, restaurants, and garages	1,704	1,656	1,728	1,716	1,692	1,512	1,380	1,947	1,706
Other nonresidential buildings	2,340	2,424	2,424	2,472	2,508	2,484	2,508	2,102	2,406
Farm construction	1,572	1,596	1,596	1,608	1,596	1,620	1,620	1,560	1,590
Public utilities	5,472	5,940	6,120	6,036	6,096	6,084	6,120	5,113	5,830
All other private	168	204	180	168	168	156	144	120	184
PUBLIC CONSTRUCTION	13,452	14,268	14,772	14,400	14,364	14,736	14,028	12,818	13,942
Residential buildings	384	648	624	660	672	720	720	292	510
Nonresidential buildings	4,164	4,548	4,656	4,524	4,620	4,512	4,236	4,072	4,491
Military facilities	1,260	1,332	1,332	1,236	1,200	1,188	1,104	1,395	1,275
Highways	4,872	4,704	5,148	5,124	5,076	5,532	5,124	4,470	4,840
Sewer and water systems	1,368	1,416	1,344	1,332	1,344	1,320	1,296	1,275	1,347
Sewer	780	864	840	828	828	792	768	701	785
Water	588	552	504	504	516	528	528	574	562
Public service enterprises	408	408	420	384	384	396	456	384	393
Conservation and development	876	1,104	1,128	1,020	948	948	972	826	975
All other public	120	108	120	120	120	120	120	104	121

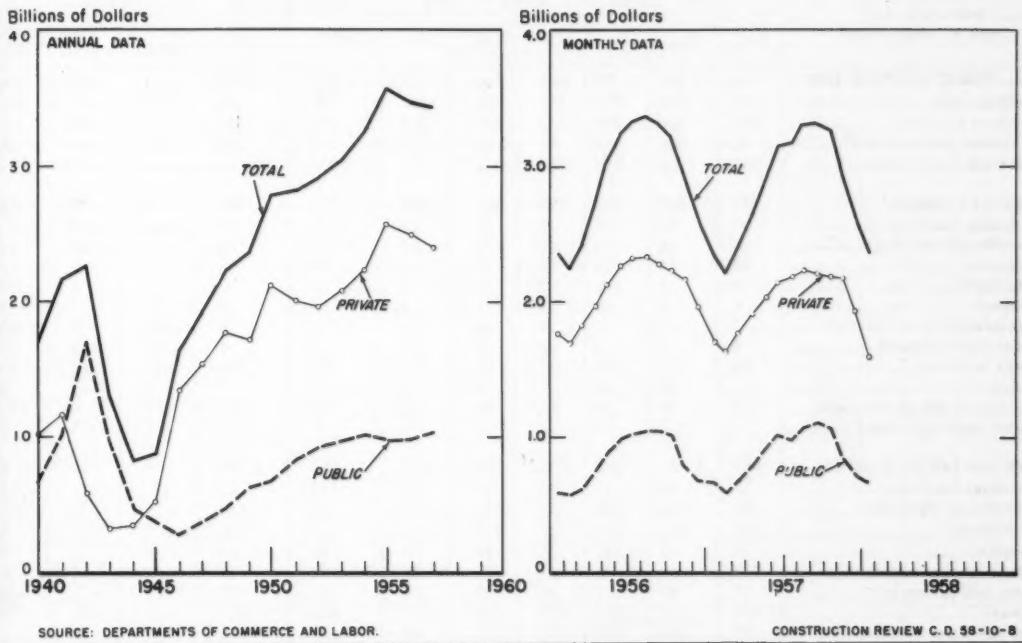
Source: Departments of Commerce and Labor.

CONSTRUCTION REVIEW

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Chart 2.

New Construction Put in Place (In 1947-49 Prices)



SOURCE: DEPARTMENTS OF COMMERCE AND LABOR.

CONSTRUCTION REVIEW C.D. 58-10-8

Table A-4: New Construction Put in Place: Value in 1947-49 Prices, by Type of Construction
(Millions of dollars)

Type of construction	1957				Year					
	Jan.	Oct.	Nov.	Dec.	Jan.	1953	1954	1955	1956	1957
TOTAL NEW CONSTRUCTION	2,360	3,269	2,978	2,638	2,350	30,459	32,612	35,702	34,898	34,491
PRIVATE CONSTRUCTION	1,708	2,190	2,109	1,936	1,692	20,958	22,526	25,810	24,928	24,071
Residential buildings (nonfarm)	871	1,161	1,123	1,017	854	11,365	12,777	15,078	13,613	12,563
Nonresidential buildings	525	567	566	539	497	4,655	5,073	6,012	6,587	6,512
Industrial	194	179	176	173	168	1,807	1,690	1,946	2,304	2,228
Office buildings & warehouses	107	128	130	125	117	640	789	1,054	1,289	1,370
Stores, restaurants, & garages	91	108	107	93	74	857	998	1,472	1,441	1,209
Other nonresidential buildings	133	152	153	148	138	1,351	1,596	1,540	1,553	1,705
Farm construction	79	105	89	79	80	1,484	1,420	1,350	1,266	1,263
Public utilities	226	347	322	293	253	3,362	3,166	3,257	3,381	3,614
All other private	7	10	9	8	8	92	90	113	81	119
PUBLIC CONSTRUCTION	652	1,079	869	702	658	9,501	10,086	9,892	9,970	10,420
Residential buildings	22	41	42	43	44	459	281	213	225	386
Nonresidential buildings	245	283	254	239	236	3,531	3,738	3,291	3,016	3,175
Industrial	32	24	23	22	21	1,434	1,253	588	338	323
Educational	155	183	164	158	157	1,597	1,694	1,888	1,887	2,006
Hospital and institutional	17	19	17	17	15	297	286	249	220	236
Other nonresidential buildings	41	57	50	42	43	403	505	566	571	610
Military facilities	70	98	79	65	59	1,105	872	1,086	1,085	950
Highways	192	488	347	230	197	2,851	3,689	3,812	3,920	4,102
Sewer and water systems	66	75	68	62	61	681	724	769	859	870
Public service enterprises	14	22	18	14	15	122	133	157	240	231
Conservation and development	38	65	55	45	41	688	571	497	556	628
All other public	5	7	6	4	5	64	78	67	69	78

Source: Departments of Commerce and Labor.

CONSTRUCTION REVIEW

Table A-5: New Public Construction Put in Place, by Source of Funds, Ownership, and Type of Construction

Source of funds, ownership, and type of construction	Value (in millions of dollars)								Percent change		First 2 months, 1957-58
	1957				1958		First 2 months		Feb. 1958 from--	Jan. 1958	
	Feb.	Oct.	Nov.	Dec.	Jan.	Feb.	1957	1958	Feb. 1957	Jan. 1958	
TOTAL PUBLIC CONSTRUCTION	781	1,436	1,170	962	906	815	1,655	1,721	+ 4	-10	+ 4
Federal funds	226	468	386	315	284	256	487	540	+13	-10	+11
Direct Federal	174	302	258	220	203	183	374	386	+ 5	-10	+ 3
Federal grants-in-aid ¹	52	166	128	95	81	73	113	154	+40	-10	+36
State and local funds	555	968	784	647	622	559	1,168	1,181	+ 1	-10	+ 1
FEDERALLY OWNED	174	302	258	220	203	183	374	386	+ 5	-10	+ 3
Residential buildings	4	22	23	23	23	24	7	47	(2)	+ 4	(2)
Nonresidential buildings	44	48	44	41	39	35	97	74	-20	-10	-24
Industrial	37	35	33	32	30	26	81	56	-30	-13	-31
Educational	0	1	1	0	0	0	1	0	0	0	-100
Hospital	4	4	3	3	3	3	7	6	-25	0	-14
Administrative and service	2	6	5	4	4	4	5	8	+100	0	+60
Other nonresidential	1	2	2	2	2	2	3	4	+100	0	+33
Military facilities	80	132	107	88	80	70	173	150	-13	-13	-13
Highways	3	10	8	5	4	3	7	7	0	-25	0
Conservation and development	43	88	74	62	56	51	89	107	+19	-9	+20
All other federally owned	0	2	2	1	1	0	1	1	0	-100	0
STATE AND LOCALLY OWNED	607	1,134	912	742	703	632	1,281	1,335	+ 4	-10	+ 4
Residential buildings	27	32	33	34	35	34	53	69	+26	-3	+30
Nonresidential buildings	258	358	320	301	299	271	544	570	+ 5	-9	+ 5
Educational	191	261	234	226	225	201	404	426	+ 5	-11	+ 5
Hospital	19	23	22	21	19	19	43	38	0	0	-5
Administrative and service	25	35	29	25	26	23	52	49	-8	-12	-6
Other nonresidential	23	39	35	29	29	28	48	57	+22	-3	+19
Highways	192	565	402	273	231	202	413	433	+ 5	-13	+ 5
Sewer and water systems	93	118	107	97	96	88	193	184	-5	-8	-5
Sewer	53	73	67	61	58	52	109	110	-2	-10	+ 1
Water	40	45	40	36	38	36	84	74	-10	-5	-12
All other State and locally owned	37	61	50	40	42	37	78	79	0	-12	+ 1

Source: Departments of Commerce and Labor.

¹ Construction programs currently receiving Federal grants-in-aid cover highways, schools, hospitals, airports, and miscellaneous community facilities.² Percent increase exceeds 300.

Part B--Housing

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Table B-1: New Nonfarm Dwelling Units Started, by Ownership, Location, and Type of Structure

Period	Total	Ownership		Location ¹		Type of structure		
		Private	Public	Metro-politan	Nonmetro-politan	1-family houses	All	Units in 2-or-more family structures
							2-4 family	5-or-more family
NUMBER OF NEW DWELLING UNITS (in thousands)								
Year: 1946.....	670.5	662.5	8.0	(2)	(2)	590.0	80.5	(3)
1947	849.0	845.6	3.4	(2)	(2)	740.2	108.8	(3)
1948	931.6	913.5	18.1	(2)	(2)	766.6	165.0	(3)
1949	1,025.1	988.8	36.3	(2)	(2)	794.3	230.8	(3)
1950	1,396.0	1,352.2	43.8	1,021.6	374.4	1,154.1	241.9	(3)
1951	1,091.3	1,020.1	71.2	776.8	314.5	900.1	191.2	(3)
1952	1,127.0	1,068.5	58.5	794.9	332.1	942.5	184.5	(3)
1953	1,103.8	1,068.3	35.5	803.5	300.3	937.8	166.0	(3)
1954	1,220.4	1,201.7	18.7	896.9	323.5	1,077.9	142.5	51.9
1955	1,328.9	1,309.5	19.4	975.8	353.1	1,194.4	134.5	49.2
1956	1,118.1	1,093.9	24.2	779.8	338.3	989.7	128.4	46.4
1957	1,040.9	991.1	49.8	699.1	341.8	(4)	(4)	(4)
1957: January	63.0	60.1	2.9	44.0	19.0	52.2	10.8	3.5
February	65.8	63.1	2.7	46.6	19.2	54.3	11.5	3.7
March	87.0	79.3	7.7	58.5	28.5	75.7	11.3	4.1
April.....	93.7	91.4	2.3	63.5	30.2	80.3	13.4	4.6
May.....	103.0	96.9	6.1	68.2	34.8	86.5	16.5	4.8
June	99.9	94.5	5.4	68.6	31.3	82.7	17.2	5.1
July	99.9	93.9	6.0	63.4	36.5	86.4	13.5	4.2
August	100.0	96.8	3.2	67.7	32.3	83.0	17.0	4.2
September	91.9	90.2	1.7	61.5	30.4	78.2	13.7	4.7
October	96.7	88.4	8.3	61.8	34.9	78.8	17.9	4.8
November	78.0	75.7	2.3	52.9	25.1	(4)	(4)	(4)
December	62.0	60.8	1.2	42.4	19.6	(4)	(4)	(4)
1958: January	69.0	64.2	4.8	45.2	23.8	(4)	(4)	(4)
Percent change								
January, 1957-58.....	+9.5	+6.8	+65.5	+2.7	+25.3	--	--	--
December 1957-January 1958	+11.3	+5.6	+300.0	+6.6	+21.4	--	--	--
PERCENT DISTRIBUTION								
Year: 1946	100	98.8	1.2	--	--	88.0	12.0	--
1947	100	99.6	.4	--	--	87.2	12.8	--
1948	100	98.1	1.9	--	--	82.3	17.7	--
1949	100	96.5	3.5	--	--	77.5	22.5	--
1950	100	96.9	3.1	73.2	26.8	82.7	17.3	--
1951	100	93.5	6.5	71.2	28.8	82.5	17.5	--
1952	100	94.8	5.2	70.5	29.5	83.6	16.4	--
1953	100	96.8	3.2	72.8	27.2	85.0	15.0	--
1954	100	98.5	1.5	73.5	26.5	88.3	11.7	4.3
1955	100	98.5	1.5	73.4	26.6	89.9	10.1	3.7
1956	100	97.8	2.2	69.7	30.3	88.5	11.5	4.2
1957	100	95.2	4.8	67.2	32.8	--	--	--
1957: January	100	95.4	4.6	69.8	30.2	82.9	17.1	5.6
February	100	95.9	4.1	70.8	29.2	82.5	17.5	5.6
March	100	91.1	8.9	67.2	32.8	87.0	13.0	4.7
April	100	97.5	2.5	67.8	32.2	85.7	14.3	4.9
May	100	94.1	5.9	66.2	33.8	84.0	16.0	4.7
June	100	94.6	5.4	68.7	31.3	82.8	17.2	5.1
July	100	94.0	6.0	63.5	36.5	86.5	13.5	4.2
August	100	96.8	3.2	67.7	32.3	83.0	17.0	4.2
September	100	98.2	1.8	66.9	33.1	85.1	14.9	5.1
October	100	91.4	8.6	63.9	36.1	81.5	18.5	5.0
November	100	97.1	2.9	67.8	32.2	--	--	--
December	100	98.1	1.9	68.4	31.6	--	--	--
1958: January	100	93.0	7.0	65.5	34.5	--	--	--

Source: Department of Labor.

¹ Data by urban and rural-nonfarm classification for 1920-53 are available upon request.

² Annual data

not available before 1950; monthly data not available before January 1953.

³ Not available before January 1954.

Tabulations showing the number of units in 2-family and 3-or-more family structures for 1920-53 are available upon request.

⁴ Not yet available.

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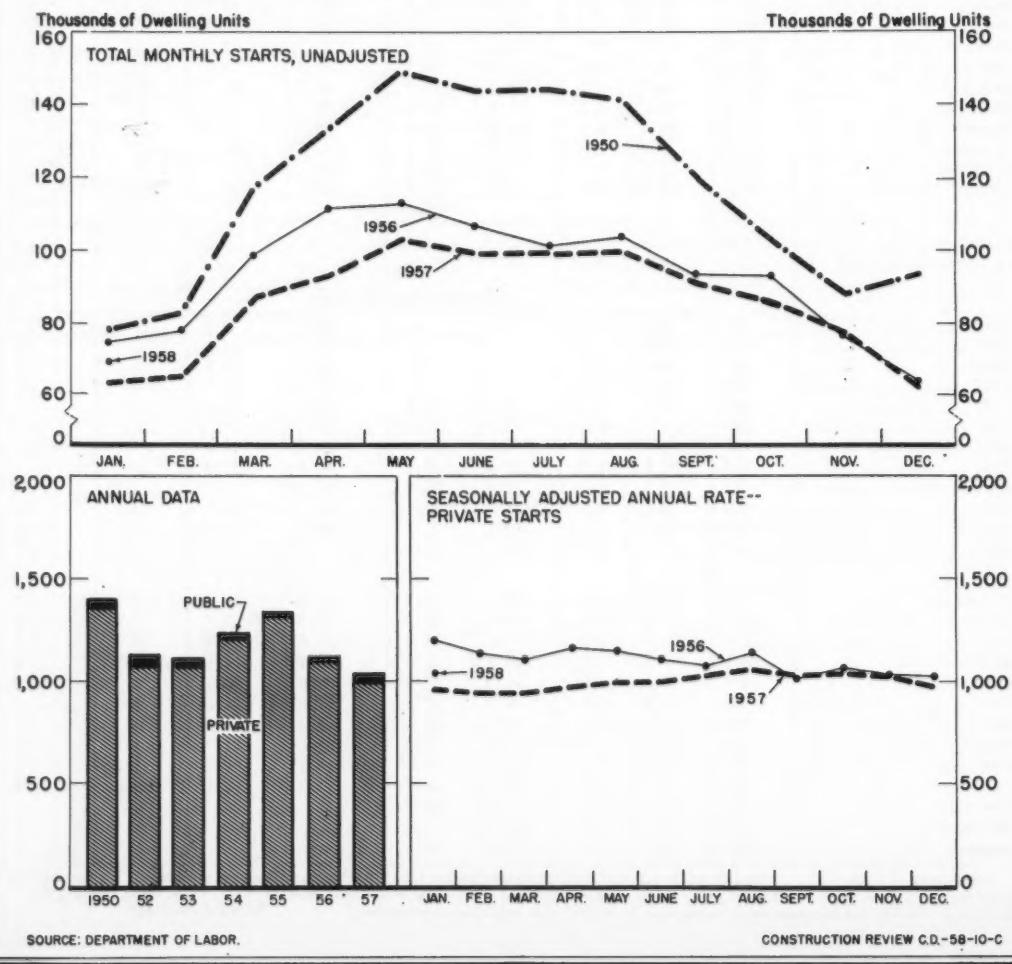
Table B-2: New Private Nonfarm Dwelling Units Started: Seasonally Adjusted Annual Rate

Year	Number of new dwelling units (in thousands)											
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1946.....	682	709	756	719	698	662	642	638	601	607	612	647
1947.....	694	720	696	710	749	802	847	899	981	1,018	1,013	962
1948.....	938	829	955	1,019	997	990	969	898	862	806	802	807
1949.....	800	796	814	885	905	929	964	1,028	1,094	1,156	1,240	1,250
1950.....	1,306	1,310	1,406	1,390	1,448	1,476	1,460	1,478	1,282	1,149	1,120	1,269
1951.....	1,343	1,156	1,068	990	983	948	925	961	1,052	1,002	976	967
1952.....	1,000	1,086	1,060	1,037	1,039	1,029	1,084	1,075	1,099	1,121	1,100	1,092
1953.....	1,102	1,083	1,122	1,134	1,097	1,082	1,045	1,021	1,024	1,026	1,050	1,032
1954.....	1,044	1,098	1,101	1,116	1,104	1,181	1,225	1,228	1,277	1,274	1,373	1,435
1955.....	1,416	1,286	1,314	1,374	1,398	1,371	1,318	1,346	1,262	1,209	1,179	1,192
1956.....	1,195	1,127	1,094	1,157	1,146	1,091	1,070	1,136	1,008	1,052	1,027	1,020
1957.....	962	935	933	962	994	995	1,015	1,056	1,012	1,020	1,010	970
1958.....	1,030											

Source: Department of Labor.

Chart 3.

Housing Starts (Unadjusted and Seasonally Adjusted)



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Table B-3: New Private 1-Family Houses Started: Average Construction Cost

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
AVERAGE CONSTRUCTION COST													
1946.....	\$5,250	\$5,400	\$5,850	\$5,575	\$5,475	\$5,425	\$5,375	\$5,450	\$5,450	\$5,625	\$5,675	\$5,575	\$5,525
1947.....	5,700	5,825	6,150	6,275	6,250	6,450	6,725	6,950	7,025	7,275	7,525	7,650	6,750
1948.....	7,250	7,450	7,550	7,775	7,950	8,050	8,050	8,100	7,900	7,825	7,900	7,900	7,850
1949.....	7,650	7,525	7,450	7,500	7,650	7,675	7,525	7,650	7,725	7,675	7,675	7,625	7,625
1950.....	7,625	7,850	8,225	8,450	8,450	8,750	8,875	9,125	8,900	9,200	9,075	9,200	8,675
1951.....	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952.....	9,050	9,275	9,350	9,550	9,575	9,675	9,500	9,425	9,600	9,525	9,550	9,525	9,475
1953.....	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954.....	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955.....	10,575	11,125	11,250	11,250	11,400	11,400	11,475	11,425	11,525	11,575	11,575	11,625	11,350
1956.....	11,325	11,750	12,150	12,275	12,300	12,300	12,375	12,275	12,325	12,425	12,675	12,350	12,225
1957.....	12,175	12,400	12,525	12,625	12,825	12,750	12,650	12,525	12,650	12,950			
Percent change, 1956 to 1957													
	+7.5	+5.5	+3.1	+2.9	+4.3	+3.7	+2.2	+2.0	+2.6	+4.2			

Source: Department of Labor.

Table B-4: New Nonfarm Dwelling Units Started, by Region¹

Region	Number of new dwelling units (in thousands)										Percent change, first 10 mos. 1956-57	
	1956		1957						First 10 months			
	Oct.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	1956	1957	
TOTAL.....	93.6	87.0	93.7	103.0	99.9	99.9	100.0	91.9	96.7	977.1	900.9	-7.8
Northeast.....	20.1	14.8	19.9	20.9	19.9	19.2	21.8	16.9	19.5	199.9	171.9	-14.0
North Central.....	26.2	22.1	23.7	25.7	27.8	27.0	27.3	25.0	24.2	269.7	227.5	-15.6
South.....	27.5	29.4	28.1	33.7	31.0	33.5	31.0	28.7	29.8	290.4	294.6	+1.4
West.....	19.8	20.7	22.0	22.7	21.2	20.2	19.9	21.3	23.2	217.1	206.9	-4.7

Source: Department of Labor.

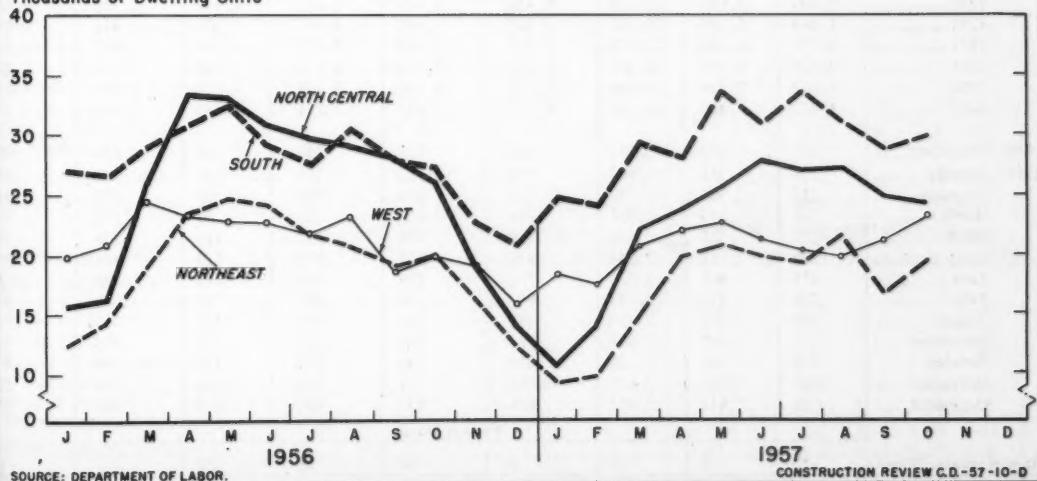
¹ Composition of regions, and nonfarm population distribution by region, are shown below table A-2.

(NOTE: Table B-5, New Nonfarm Dwelling Units Started in Selected States, is shown quarterly in the February, May, August, and November issues.)

Chart 4.

Housing Starts, By Region

Thousands of Dwelling Units



SOURCE: DEPARTMENT OF LABOR.

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Table B-6: New Private Dwelling Units: Volume in Successive Stages of FHA and VA Programs

Period	Number (in thousands) of new dwelling units in-								Percent of total private starts under inspection of--	
	FHA applications		VA appraisal requests*	Starts under inspection of --		FHA mortgages insured		VA loans closed*		
	Total	Excluding Capehart ¹		FHA	VA*	Total	Excluding Capehart ¹			
Year:	1950.....	625.3	625.3	(2)	486.7	(2)	378.7	378.7	209.0	
	1951.....	267.1	267.1	164.4	263.5	148.7	235.0	286.5	26	
	1952.....	323.9	323.8	226.3	279.9	141.3	162.6	192.2	26	
	1953.....	327.3	327.3	251.4	252.0	156.6	182.5	202.9	24	
	1954.....	383.3	383.3	535.4	276.3	307.0	150.1	243.1	23	
	1955.....	314.9	314.9	620.8	276.7	392.9	139.8	387.6	21	
	1956.....	227.6	219.4	401.5	189.3	270.7	116.2	110.9	313.5	
	1957.....	266.1	229.7	159.4	168.4	128.3	118.0	92.6	218.8	
1957:	January	14.8	13.1	18.9	7.7	12.0	9.7	8.0	30.3	
	February	22.0	14.0	20.2	9.3	9.9	10.2	7.3	24.4	
	March	22.2	20.1	19.5	11.3	11.4	13.0	7.6	21.8	
	April	25.7	20.4	19.4	12.1	13.5	8.7	7.1	20.6	
	May	23.3	20.2	16.6	14.9	12.0	10.7	6.7	16.6	
	June	22.8	20.1	13.7	15.3	13.0	6.8	6.3	16.2	
	July	22.0	21.2	14.0	15.7	12.3	11.0	7.6	15.6	
	August	28.8	25.6	14.5	17.7	11.6	10.2	8.5	14.6	
	September	24.9	22.5	*8.9	16.4	*11.8	6.0	5.9	*17.1	
	October	26.3	21.2	*6.4	18.7	*9.7	12.7	8.6	*16.9	
	November	16.6	16.1	*3.7	15.0	*6.4	9.9	*13.4	20	
	December	16.6	15.1	*3.5	14.2	*4.6	9.1	9.1	*11.4	
1958:	January	22.6	19.3	*5.3	13.3	*4.1	13.7	10.4	*10.4	
Percent change:										
	January 1957-58	+53.0	+46.9	-72.2	+72.7	-65.8	+40.9	+30.1	-65.8	
		--	--	--	--	--	--	--	--	

Source: Table compiled by Department of Labor from data reported by the Federal Housing Administration (HHFA) and the Veterans Administration.

* Beginning with data for October 1957, all VA series are as of the calendar month. Data for September 1957 cover the period August 26 through September 30, and for all previous months, the statistics are as of the 26th through the 25th.
¹ Excludes units under the armed services (Capehart) housing program, which are classified as public and whose inspection while under construction is under the auspices of the Department of Defense.

² Not available.

Table B-7: Nonfarm Mortgage Recordings of \$20,000 or Less: Number and Average Amount, and Total Amount by Type of Lender

Period	Total number (in thousands)	Average amount (dollars)	Total amount (in millions of dollars) recorded by--						All other lenders
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals	
Year:	1950	3,032	5,335	16,179	5,060	1,618	3,365	1,064	2,299
	1951	2,878	5,701	16,405	5,295	1,615	3,370	1,013	2,539
	1952	3,028	5,950	18,018	6,452	1,420	3,600	1,137	2,758
	1953	3,164	6,241	19,747	7,365	1,480	3,680	1,327	3,055
	1954	3,458	6,644	22,974	8,312	1,768	4,239	1,501	2,882
	1955	3,913	7,279	28,484	10,452	1,932	5,617	1,858	3,362
	1956	3,602	7,521	27,088	9,532	1,799	5,458	1,824	3,558
	1957	3,246	7,469	24,244	9,217	1,472	4,264	1,430	3,556
1956:	December	257	7,582	1,951	660	138	366	148	270
1957:	January	258	7,541	1,942	659	133	353	117	304
	February	237	7,381	1,749	644	105	308	96	271
	March	264	7,333	1,937	744	115	335	99	293
	April	277	7,390	2,044	798	116	357	110	306
	May	289	7,431	2,144	840	125	374	120	314
	June	274	7,407	2,028	795	118	363	125	337
	July	296	7,456	2,211	852	130	390	142	325
	August	296	7,473	2,208	883	132	378	137	372
	September	272	7,446	2,026	796	124	354	121	310
	October	294	7,563	2,226	855	132	395	131	343
	November	247	7,585	1,877	686	117	333	118	271
	December	243	7,631	1,851	666	125	325	112	260
Percent change									
Annual totals, 1956-57	-10	-1	-10	-3	-18	-22	-22	(1)	-12

Source: Table compiled by Department of Labor from data reported by the Federal Home Loan Bank Board.

¹ Change of less than one-half of 1 percent.

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Table B-8: Housing Vacancy Rates: Vacancy-Occupancy Status and Condition of Dwelling Units, Nationally

(Percent distribution).

Status and condition of dwelling units	1950		1955		1956				1957				
	Apr.	4th qtr.	1st qtr.	2d qtr.	3d qtr.	4th qtr.	1st qtr.	2d qtr.	3d qtr.	4th qtr.	1st qtr.	2d qtr.	3d qtr.
Total dwelling units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Vacant dwelling units:													
Available for occupancy ¹	1.6	2.7	2.7	2.6	2.8	2.5	2.3	2.3	2.4	2.4	2.5		
For rent ²	1.1	2.2	2.2	2.1	2.2	2.1	1.8	1.8	1.9	1.9	2.0		
For sale .....	.5	.5	.5	.5	.6	.4	.5	.5	.5	.5	.5		
Rented or sold, awaiting occupancy ¹ .....	.4	.4	.5	.5	.6	.4	.4	.5	.5	.5	.5		
Held off market ¹	1.7	.4	2.0	2.2	2.1	1.8	2.0	1.9	2.2	2.2	2.2		
Dilapidated	1.1	1.2	1.1	1.0	1.0	1.1	1.2	1.3	1.1	1.1	1.2		
Seasonal dwelling units ³	2.5	2.4	2.4	2.5	2.8	2.7	2.7	2.8	3.0	3.0	2.6		
Occupied dwelling units	93.1	91.3	91.2	91.3	91.0	91.3	91.5	90.9	90.8	90.8	91.1		

Source: Department of Commerce, Bureau of the Census, Housing and Construction Reports, Series H-111. ¹ Nonseasonal, not dilapidated units. ² Comprises vacant units offered for rent, as well as those being offered either for rent or for sale. ³ Comprises unoccupied units and units temporarily occupied by nonresidents, that is, persons with usual residence elsewhere.

Table B-9: Housing Vacancy Rates: Vacancy-Occupancy Status and Condition of Dwelling Units, by Regional and Metropolitan-Nonmetropolitan Location

Status and condition of dwelling units	(Percent distribution)								1950		1956		1957	
	1950		1956		1957		1958		Apr.	3d qtr.	4th qtr.	1st qtr.	2d qtr.	3d qtr.	4th qtr.
Apr.	3d qtr.	4th qtr.	1st qtr.	2d qtr.	3d qtr.	4th qtr.	Apr.	3d qtr.	4th qtr.	1st qtr.	2d qtr.	3d qtr.	4th qtr.	
NORTHEAST														
Total dwelling units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Vacant dwelling units:														
Available for occupancy ¹	1.1	1.8	1.6	1.6	1.6	1.6	1.8	1.1	2.5	2.1	2.0	1.9	2.2	2.3
For rent ² .....	.7	1.3	1.3	1.2	1.2	1.3	1.3	.7	2.0	1.7	1.5	1.4	1.8	1.9
For sale .....	.4	.5	.3	.4	.4	.3	.5	.4	.5	.4	.5	.5	.4	.4
Rented or sold, awaiting occupancy ¹ .....	.5	.5	.4	.5	.5	.5	.6	.6	.4	.4	.5	.5	.5	.4
Held off market ¹	1.4	.9	1.0	1.0	1.2	1.3	1.1	1.5	.6	1.7	1.8	1.9	2.1	2.0
Dilapidated .....	.4	.3	.3	.4	.4	.3	.4	.8	.6	.8	.9	1.0	1.0	1.0
Seasonal dwelling units ³	3.9	5.1	5.2	5.2	5.4	5.0	4.7	2.2	2.0	1.9	2.0	2.3	2.4	1.9
Occupied dwelling units	93.2	91.4	91.4	91.4	90.9	91.3	91.5	94.4	92.7	93.1	92.9	92.4	91.8	92.4
NORTH CENTRAL														
Total dwelling units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Vacant dwelling units:														
Available for occupancy ¹	1.1	1.8	1.6	1.6	1.6	1.6	1.8	1.1	2.5	2.1	2.0	1.9	2.2	2.3
For rent ² .....	.7	1.3	1.3	1.2	1.2	1.3	1.3	.7	2.0	1.7	1.5	1.4	1.8	1.9
For sale .....	.4	.5	.3	.4	.4	.3	.5	.4	.5	.4	.5	.5	.4	.4
Rented or sold, awaiting occupancy ¹ .....	.5	.5	.4	.5	.5	.5	.6	.6	.4	.4	.5	.5	.5	.4
Held off market ¹	1.4	.9	1.0	1.0	1.2	1.3	1.1	1.5	.6	1.7	1.8	1.9	2.1	2.0
Dilapidated .....	.4	.3	.3	.4	.4	.3	.4	.8	.6	.8	.9	1.0	1.0	1.0
Seasonal dwelling units ³	3.9	5.1	5.2	5.2	5.4	5.0	4.7	2.2	2.0	1.9	2.0	2.3	2.4	1.9
Occupied dwelling units	93.2	91.4	91.4	91.4	90.9	91.3	91.5	94.4	92.7	93.1	92.9	92.4	91.8	92.4
SOUTH														
Total dwelling units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Vacant dwelling units:														
Available for occupancy ¹	2.0	3.5	3.3	2.7	2.7	2.8	3.0	2.7	3.9	3.2	3.2	3.7	3.4	3.3
For rent ²	1.5	2.9	2.8	2.2	2.2	2.3	2.5	2.0	3.1	2.7	2.6	3.0	2.8	2.7
For sale .....	.5	.6	.5	.5	.5	.5	.7	.8	.5	.6	.7	.6	.6	.6
Rented or sold, awaiting occupancy ¹ .....	.5	.4	.4	.4	.4	.3	.3	.7	.5	.4	.6	.5	.4	.4
Held off market ¹	1.9	2.4	2.5	2.7	2.9	2.8	3.0	2.3	3.1	2.9	2.3	2.5	2.9	2.6
Dilapidated	2.2	1.9	2.2	2.4	2.7	2.3	2.5	1.0	.9	.8	.9	.9	.7	.9
Seasonal dwelling units ³	1.4	1.9	1.6	1.7	1.7	2.2	1.7	2.3	2.2	1.8	1.6	1.7	2.0	1.9
Occupied dwelling units	92.5	89.8	90.0	90.1	89.6	89.5	89.5	91.7	89.2	90.8	91.6	90.6	90.5	90.9
WEST														
Total dwelling units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Vacant dwelling units:														
Available for occupancy ¹	2.0	3.5	3.3	2.7	2.7	2.8	3.0	2.7	3.9	3.2	3.2	3.7	3.4	3.3
For rent ²	1.5	2.9	2.8	2.2	2.2	2.3	2.5	2.0	3.1	2.7	2.6	3.0	2.8	2.7
For sale .....	.5	.6	.5	.5	.5	.5	.7	.8	.5	.6	.7	.6	.6	.6
Rented or sold, awaiting occupancy ¹ .....	.5	.4	.4	.4	.4	.3	.3	.7	.5	.4	.6	.5	.4	.4
Held off market ¹	1.9	2.4	2.5	2.7	2.9	2.8	3.0	2.3	3.1	2.9	2.3	2.5	2.9	2.6
Dilapidated	2.2	1.9	2.2	2.4	2.7	2.3	2.5	1.0	.9	.8	.9	.9	.7	.9
Seasonal dwelling units ³	1.4	1.9	1.6	1.7	1.7	2.2	1.7	2.3	2.2	1.8	1.6	1.7	2.0	1.9
Occupied dwelling units	92.5	89.8	90.0	90.1	89.6	89.5	89.5	91.7	89.2	90.8	91.6	90.6	90.5	90.9
INSIDE METROPOLITAN AREAS														
Total dwelling units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Vacant dwelling units:														
Available for occupancy ¹	1.6	2.5	2.2	2.0	2.0	2.2	2.2	1.6	3.2	2.8	2.6	2.8	2.8	3.0
For rent ²	1.1	2.0	1.8	1.6	1.6	1.8	1.7	1.2	2.6	2.3	2.1	2.2	2.2	2.5
For sale .....	.5	.5	.4	.4	.4	.5	.4	.4	.6	.5	.5	.6	.6	.5
Rented or sold, awaiting occupancy ¹ .....	.5	.5	.4	.5	.5	.5	.5	.4	.4	.4	.4	.4	.4	.3
Held off market ¹	1.2	1.0	1.1	1.2	1.3	1.4	1.2	2.4	3.0	3.1	3.0	3.3	3.2	3.5
Dilapidated .....	.4	.3	.4	.5	.5	.4	.4	2.0	1.8	2.1	2.3	2.5	2.1	2.3
Seasonal dwelling units ³	1.1	1.2	1.2	1.4	1.1	1.0	1.0	4.0	5.1	4.7	4.4	5.2	5.6	4.8
Occupied dwelling units	95.7	94.3	94.6	94.5	94.6	94.5	94.7	90.0	86.5	86.9	87.3	85.8	85.9	86.1
OUTSIDE METROPOLITAN AREAS														
Total dwelling units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Vacant dwelling units:														
Available for occupancy ¹	1.6	2.5	2.2	2.0	2.0	2.2	2.2	1.6	3.2	2.8	2.6	2.8	2.8	3.0
For rent ²	1.1	2.0	1.8	1.6	1.6	1.8	1.7	1.2	2.6	2.3	2.1	2.2	2.2	2.5
For sale .....	.5	.5	.4	.4	.4	.5	.4	.4	.6	.5	.5	.6	.6	.5
Rented or sold, awaiting occupancy ¹ .....	.5	.5	.4	.5	.5	.5	.5	.4	.4	.4	.4	.4	.4	.3
Held off market ¹	1.2	1.0	1.1	1.2	1.3	1.4	1.2	2.4	3.0	3.1	3.0	3.3	3.2	3.5
Dilapidated .....	.4	.3	.4	.5	.5	.4	.4	2.0	1.8	2.1	2.3	2.5	2.1	2.3
Seasonal dwelling units ³	1.1	1.2	1.2	1.4	1.1	1.0	1.0	4.0	5.1	4.7	4.4	5.2	5.6	4.8
Occupied dwelling units	95.7	94.3	94.6	94.5	94.6	94.5	94.7	90.0	86.5	86.9	87.3	85.8	85.9	86.1

Source: Department of Commerce, Bureau of the Census, Housing and Construction Reports, Series H-111. ¹ Nonseasonal, not dilapidated units. ² Comprises vacant units offered for rent, as well as those being offered either for rent or for sale. ³ Comprises unoccupied units and units temporarily occupied by nonresidents, that is, persons with usual residence elsewhere.

NOTE: See footnotes

1, 2, and 3 to table B-8 above.

Part C--Building Permits

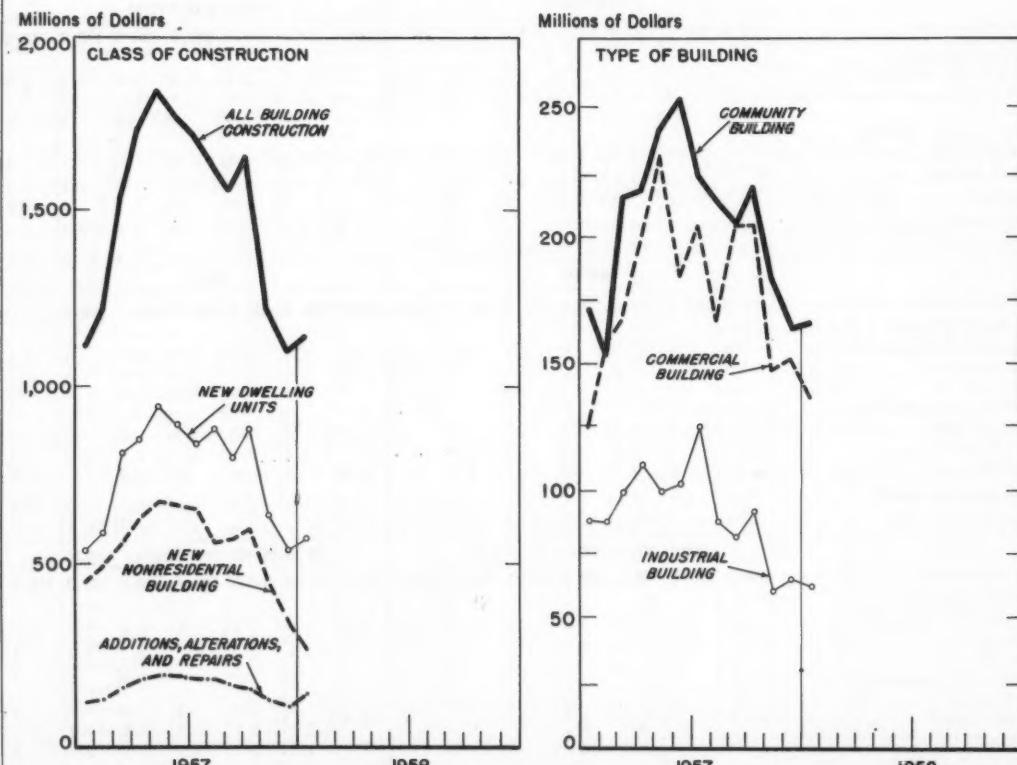
Table C-1: Building Permit Activity: Current Summary, by Type of Building Construction

Type of building construction	Valuation (<i>in millions of dollars</i>)						Percent change, Jan. 1957-58	
	1958		1957		Year			
	Jan.	Dec.	Nov.	Jan.	1957	1956		
All building construction ¹	1,143.0	1,097.4	1,217.9	1,111.7	18,041.2	18,787.8	+ 3	
Private	996.6	958.5	1,054.5	977.0	15,935.0	16,903.4	+ 2	
Public	146.4	139.0	163.4	134.7	2,106.2	1,884.4	+ 9	
New dwelling units ²	560.8	535.7	632.0	535.4	9,186.7	10,149.6	+ 5	
Number of new dwelling units	(53,294)	(49,827)	(58,225)	(51,647)	(844,122)	(943,149)	(+ 3)	
New nonresidential building	426.1	433.9	451.5	449.6	6,768.9	6,664.5	- 5	
Commercial buildings	135.7	151.4	147.3	124.9	2,175.0	2,184.7	+ 9	
Stores and other mercantile buildings	60.2	60.3	55.7	54.5	889.2	1,014.3	+10	
All other commercial buildings	75.5	91.1	91.6	70.4	1,285.8	1,170.4	+ 7	
Community buildings	165.5	163.3	188.2	170.8	2,468.7	2,263.1	- 3	
Industrial buildings	61.2	63.8	58.6	87.9	1,084.4	1,273.3	-30	
All other nonresidential buildings	63.7	55.4	57.5	65.9	1,040.7	943.3	- 3	
Additions, alterations, and repairs	140.9	106.4	121.2	119.1	1,901.5	1,831.4	+18	

Source: Department of Labor. ¹ Includes new nonhousekeeping residential building, not shown separately. ² Housekeeping only.

Chart 5.

Building Permit Activity



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Table C-2: Building Permit Activity: Valuation, by Type of Building Construction and Region¹

Type of building construction	Valuation (in millions of dollars)						Percent change, year 1956-57	
	1956		1957		Year			
	Dec.	Oct.	Nov.	Dec.	1956	1957		
UNITED STATES								
All building construction ²	1,055.0	1,642.7	1,217.9	1,097.4	18,787.8	18,041.2	- .4	
New dwelling units ³	521.4	870.3	632.0	535.7	10,149.6	9,186.7	- 9	
New nonresidential building	414.8	592.1	451.5	433.9	6,664.5	6,768.9	+ 2	
Commercial buildings ⁴	141.9	203.9	147.3	151.4	2,184.7	2,175.0	(5)	
Amusement buildings ⁴	5.3	11.6	18.2	11.6	116.1	139.8	+20	
Commercial garages	4.9	5.1	2.9	2.1	60.6	57.5	- 5	
Gasoline and service stations	10.7	13.0	10.2	9.9	165.5	159.0	- 4	
Office buildings ⁴	63.3	92.2	60.3	67.4	828.3	929.5	+12	
Stores and other mercantile bldgs.	58.6	82.1	55.7	60.3	1,014.3	889.2	-12	
Community buildings ⁴	149.2	219.5	188.2	163.3	2,263.1	2,468.7	+ 9	
Educational buildings	103.4	132.0	93.8	108.6	1,431.4	1,483.2	+ 4	
Institutional buildings ⁴	16.3	46.9	60.7	27.3	380.3	521.9	+37	
Religious buildings	29.5	40.6	33.8	27.3	451.4	463.4	+ 3	
Garages, private residential	6.4	21.9	12.1	6.3	201.9	200.3	- 1	
Industrial buildings ⁴	59.3	92.0	58.6	63.8	1,273.3	1,084.4	-15	
Public utilities buildings ⁴	28.4	25.3	24.7	22.1	328.4	423.1	+29	
All other nonresidential buildings ⁴	29.7	29.7	20.6	26.9	413.0	417.3	+ 1	
Additions, alterations, and repairs	109.9	154.8	121.2	106.4	1,831.4	1,901.5	+ 4	
Northeast								
All building construction ²	245.7	352.8	261.5	219.4	4,056.2	3,805.6	- 6	
New dwelling units ³	119.8	178.2	135.2	102.1	2,200.4	1,851.6	-16	
New nonresidential building	99.2	126.0	94.5	89.7	1,435.8	1,491.7	+ 4	
Commercial buildings ⁴	33.7	50.6	32.0	30.4	481.2	519.5	+ 8	
Amusement buildings ⁴	1.3	3.5	2.8	2.0	22.7	30.6	+35	
Commercial garages	.7	.5	.4	.4	20.7	14.6	-29	
Gasoline and service stations	2.2	2.5	2.1	2.0	29.8	29.5	- 1	
Office buildings ⁴	13.5	28.5	14.3	15.7	224.5	277.9	+24	
Stores and other mercantile bldgs.	16.1	15.6	12.3	10.4	183.5	166.9	- 9	
Community buildings ⁴	31.4	47.6	42.6	39.2	532.4	562.8	+ 6	
Educational buildings	21.1	25.0	17.3	24.7	334.9	356.5	+ 6	
Institutional buildings ⁴	1.5	14.2	17.5	9.7	100.8	116.8	+16	
Religious buildings	8.8	8.5	7.8	4.8	96.7	89.6	- 7	
Garages, private residential	1.8	4.9	2.9	1.4	41.5	40.9	- 1	
Industrial buildings ⁴	13.3	14.7	10.8	8.5	246.0	208.7	-15	
Public utilities buildings ⁴	13.3	2.6	3.0	2.5	63.2	81.6	+29	
All other nonresidential buildings ⁴	5.7	5.5	3.2	7.8	71.5	78.3	+10	
Additions, alterations, and repairs	24.2	35.1	28.1	23.5	394.5	422.7	+ 7	
North Central								
All building construction ²	258.0	489.3	324.6	319.2	5,681.0	5,280.2	- 7	
New dwelling units ³	127.1	253.1	164.9	131.7	3,144.7	2,642.9	-16	
New nonresidential building	99.0	193.5	128.4	156.9	1,993.5	2,103.7	+ 6	
Commercial buildings ⁴	28.3	43.3	55.1	55.5	558.5	555.1	- 1	
Amusement buildings ⁴	1.5	3.9	11.6	4.6	35.9	44.4	+24	
Commercial garages	.8	2.0	.3	.2	13.7	17.1	+25	
Gasoline and service stations	3.3	3.9	2.6	2.5	50.7	50.1	- 1	
Office buildings ⁴	10.6	9.3	22.9	35.9	189.7	210.1	+11	
Stores and other mercantile bldgs.	12.1	24.3	17.6	12.3	268.5	233.4	-13	
Community buildings ⁴	41.9	72.8	38.8	50.9	685.7	765.6	+12	
Educational buildings	32.1	45.3	20.2	36.3	446.4	443.1	- 1	
Institutional buildings ⁴	4.0	14.5	5.1	7.9	97.3	164.2	+69	
Religious buildings	5.8	13.0	13.5	6.7	141.9	158.4	+12	
Garages, private residential	2.1	12.1	5.7	2.4	108.6	110.1	+ 1	
Industrial buildings ⁴	18.7	46.3	21.6	34.1	466.1	437.6	- 6	
Public utilities buildings ⁴	2.2	10.3	2.7	7.9	99.8	156.0	+56	
All other nonresidential buildings ⁴	5.8	8.6	4.6	6.1	74.8	79.4	+ 6	
Additions, alterations, and repairs	30.1	38.9	29.5	25.5	510.7	499.8	- 2	

See footnotes at end of table.

CONSTRUCTION REVIEW

Table C-2: Building Permit Activity: Valuation, by Type of Building Construction and Region¹--Continued

Type of building construction	Valuation (in millions of dollars)						Percent change, year 1956-57	
	1956		1957		Year			
	Dec.	Oct.	Nov.	Dec.	1956	1957		
South								
All building construction ²	272.2	400.2	324.3	288.2	4,467.0	4,610.5	+ 3	
New dwelling units ³	132.4	210.0	169.4	155.9	2,346.0	2,361.6	+ 1	
New nonresidential building	108.8	144.5	118.9	91.8	1,596.9	1,660.4	+ 4	
Commercial buildings ⁴	43.1	63.8	32.5	37.9	635.0	636.8	(5)	
Amusement buildings ⁴	1.2	2.2	1.8	2.1	24.5	34.6	+41	
Commercial garages	2.0	2.2	1.6	.9	15.2	12.3	-19	
Gasoline and service stations	3.4	4.2	3.3	3.4	55.6	50.8	- 9	
Office buildings	19.5	35.7	12.3	7.4	229.2	262.9	+15	
Stores and other mercantile bldgs.	17.0	19.5	13.6	24.1	310.5	276.3	-11	
Community buildings ⁴	42.1	54.3	52.7	32.8	561.0	625.8	+12	
Educational buildings	30.8	30.5	32.3	20.0	323.2	348.9	+ 8	
Institutional buildings ⁴	3.0	12.4	12.7	4.2	103.7	136.7	+32	
Religious buildings	8.3	11.4	7.7	8.6	134.1	140.3	+ 5	
Garages, private residential	.9	2.0	1.4	1.0	18.9	19.3	+ 2	
Industrial buildings ⁴	8.8	12.1	14.0	11.5	184.3	198.2	+ 8	
Public utilities buildings ⁴	6.5	7.3	14.4	3.8	97.0	96.6	(5)	
All other nonresidential buildings ⁴	7.4	5.0	3.8	4.8	100.6	83.7	-17	
Additions, alterations, and repairs	29.4	41.5	32.2	30.4	481.9	520.4	+ 8	
West								
All building construction ²	279.1	400.3	307.6	270.6	4,583.5	4,344.9	- 5	
New dwelling units ³	142.1	229.0	162.6	146.0	2,458.5	2,330.6	- 5	
New nonresidential building	107.8	128.1	109.7	95.4	1,638.3	1,512.9	- 8	
Commercial buildings ⁴	36.9	46.2	27.7	27.5	510.0	463.6	- 9	
Amusement buildings ⁴	1.4	2.0	2.0	2.9	32.9	30.2	- 8	
Commercial garages	.5	.4	.6	.6	11.0	13.4	+22	
Gasoline and service stations	1.8	2.5	2.1	2.1	29.4	28.7	- 2	
Office buildings ⁴	19.8	18.7	10.8	8.5	184.9	178.7	- 3	
Stores and other mercantile bldgs.	13.4	22.7	12.3	13.5	251.8	212.7	-16	
Community buildings ⁴	33.8	44.6	54.0	40.3	484.2	514.3	+ 6	
Educational buildings	19.4	31.1	23.9	27.6	326.9	334.8	+ 2	
Institutional buildings ⁴	7.8	5.9	25.4	5.6	78.5	104.4	+33	
Religious buildings	6.6	7.6	4.7	7.2	78.7	75.2	- 4	
Garages, private residential	1.6	2.8	2.1	1.5	32.8	30.0	- 9	
Industrial buildings ⁴	18.5	18.9	12.1	9.7	376.9	239.8	-36	
Public utilities buildings ⁴	6.3	5.0	4.7	8.0	68.3	89.1	+30	
All other nonresidential buildings ⁴	10.8	10.6	9.1	8.2	166.1	176.0	+ 6	
Additions, alterations, and repairs	26.2	39.3	31.3	27.1	444.3	458.7	+ 3	

Source: Department of Labor. ¹ Composition of regions, and nonfarm population distribution by region, are shown below table A-2. ² Includes new nonhousekeeping residential building, not shown separately. ³ Housekeeping only. ⁴ Includes some buildings previously classified under "public buildings," which will no longer be shown separately. Distribution of public buildings to other categories (e.g., office, industrial, institutional) was begun with data for January 1956. See Note on page 17 of October 1957 issue. ⁵ Change of less than one-half of 1 percent.

Table C-3: Building Permit Activity: Number of Nonresidential Buildings, by Type of Building

Type of construction	1956		1957						
	Dec.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Amusement buildings ¹	107	304	260	276	199	185	218	162	166
Commercial garages	165	163	177	97	126	125	128	89	103
Educational buildings	331	445	420	453	383	375	390	299	290
Garages, private residential	6,635	24,063	21,864	23,354	24,658	25,717	22,508	12,137	6,475
Gasoline and service stations	695	958	846	864	856	851	821	624	590
Industrial buildings ¹	884	1,234	1,151	1,364	1,163	1,302	1,356	950	915
Institutional buildings ¹	51	99	142	127	110	110	126	109	92
Office buildings ¹	484	729	627	707	707	638	726	539	455
Religious buildings	315	592	514	634	567	574	552	411	323
Stores and other mercantile buildings	1,743	2,771	2,591	2,641	2,192	2,230	2,199	1,785	1,500

Source: Department of Labor. ¹ Includes some buildings previously classified under "public buildings," which will no longer be shown separately. Distribution of public buildings to other categories (e.g., office, industrial, institutional) was begun with data for January 1956. See Note on page 17 of October 1957 issue.

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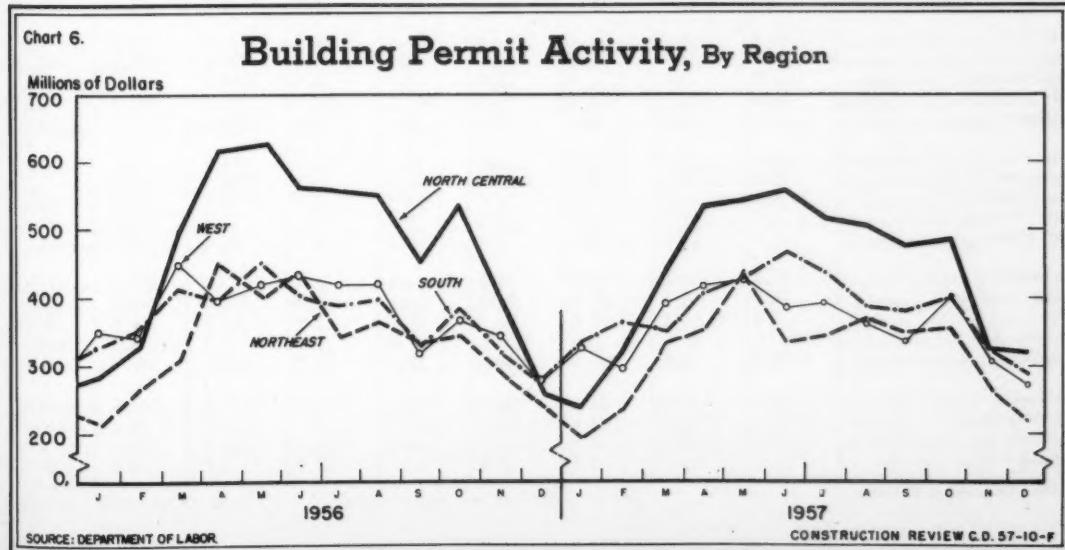
Table C-4: Building Permit Activity: Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region¹

(Housekeeping units only)

Ownership and type of structure	Valuation (in millions of dollars)					Number of dwelling units				
	1956		1957		Year	1956		1957		Year
	Dec.	Nov.	Dec.	1956	1957	Dec.	Nov.	Dec.	1956	1957
UNITED STATES										
All new dwelling units...	521.4	632.0	535.7	10,149.6	9,186.7	48,283	58,225	49,827	943,149	844,122
Privately owned	515.5	600.8	525.4	9,971.9	8,929.3	47,682	54,985	48,816	925,164	819,315
1-family	455.1	535.3	451.8	9,221.8	7,919.8	39,179	44,935	38,236	811,855	668,550
2-4 family	17.3	25.2	23.6	302.9	338.1	2,645	3,627	3,460	44,682	49,153
5-or-more family ...	43.0	40.3	50.0	447.2	671.5	5,858	6,423	7,120	68,627	101,612
Publicly owned	5.9	31.3	10.2	177.7	257.3	601	3,240	1,011	17,985	24,807
Northeast										
All new dwelling units...	119.8	135.2	102.1	2,200.4	1,851.6	10,204	11,593	8,707	198,459	161,137
Privately owned	117.8	121.0	94.0	2,115.6	1,770.6	10,010	10,076	7,902	189,351	153,193
1-family	99.4	109.3	80.4	1,926.0	1,568.6	8,075	8,609	6,414	164,567	127,210
2-4 family	2.4	4.5	5.2	66.8	62.5	320	613	591	9,156	8,465
5-or-more family ...	16.0	7.2	8.4	122.8	139.5	1,615	854	897	15,628	17,518
Publicly owned	2.0	14.2	8.1	84.8	81.0	194	1,517	805	9,108	7,944
North Central										
All new dwelling units...	127.1	164.9	131.7	3,144.7	2,642.9	10,345	12,777	10,347	251,526	207,020
Privately owned	125.3	163.9	131.2	3,103.3	2,607.4	10,144	12,657	10,297	247,294	203,429
1-family	111.6	150.6	113.7	2,947.3	2,386.7	8,454	11,132	8,324	229,292	177,315
2-4 family	5.1	7.1	6.0	89.8	105.1	534	752	675	9,414	11,355
5-or-more family ...	8.7	6.2	11.4	66.2	115.6	1,156	773	1,298	8,588	14,759
Publicly owned	1.8	1.0	.5	41.4	35.5	201	120	50	4,232	3,591
South										
All new dwelling units...	132.4	169.4	155.9	2,346.0	2,361.6	14,001	17,578	16,162	249,557	243,589
Privately owned	130.3	153.4	154.3	2,310.4	2,254.7	13,795	15,981	16,006	246,303	233,231
1-family	122.8	143.5	140.2	2,168.1	2,079.3	12,416	14,081	13,621	221,818	201,775
2-4 family	3.3	5.2	4.9	54.2	59.6	682	951	967	10,820	11,619
5-or-more family ...	4.1	4.6	9.2	88.1	115.8	697	949	1,418	13,665	19,837
Publicly owned	2.1	16.0	1.6	35.6	106.9	206	1,597	156	3,254	10,358
West										
All new dwelling units...	142.1	162.6	146.0	2,458.5	2,330.6	13,733	16,277	14,611	243,607	232,376
Privately owned	142.1	162.5	146.0	2,442.6	2,296.7	13,733	16,271	14,611	242,216	229,462
1-family	121.3	131.9	117.5	2,180.4	1,885.2	10,234	11,113	9,877	196,178	162,250
2-4 family	6.7	8.3	7.5	92.0	110.9	1,109	1,311	1,227	15,292	17,714
5-or-more family ...	14.2	22.3	21.0	170.1	300.6	2,390	3,847	3,507	30,746	49,498
Publicly owned	0	.1	0	15.9	33.9	0	6	0	1,391	2,914

Source: Department of Labor.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table A-2.



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Table C-5: Building Permit Activity: Total Valuation, by Metropolitan-Nonmetropolitan Location and by State

(Millions of dollars)

State	1956		1957					First 11 months		Percent change, 1st 11 mos. 1956-57
	Nov.	July	Aug.	Sept.	Oct.	Nov.	1956	1957	1956	
ALL STATES	1,351.3	1,693.4	1,626.1	1,551.7	1,642.7	1,217.9	17,732.8	16,943.8	-4	
Metropolitan areas	1,042.8	1,302.5	1,261.8	1,202.5	1,278.2	946.1	13,845.4	13,166.8	-5	
Nonmetropolitan areas	308.5	390.9	364.3	349.2	364.5	271.8	3,887.4	3,777.0	-3	
Alabama	14.7	18.7	13.8	14.1	13.0	15.6	162.1	174.2	+7	
Arizona	16.3	19.3	20.1	19.4	17.6	15.1	178.2	211.5	+19	
Arkansas	3.7	8.4	5.4	5.7	5.7	4.4	54.0	67.3	+25	
California	242.0	273.4	250.7	229.5	287.6	216.1	2,959.8	2,850.9	-4	
Colorado	23.0	25.3	18.1	21.2	24.0	16.6	261.9	237.5	-9	
Connecticut	37.1	43.7	40.5	36.3	25.2	27.2	352.5	368.3	+4	
Delaware	6.5	8.5	7.4	5.9	6.1	4.5	62.6	66.5	+6	
District of Columbia	4.4	13.0	2.9	13.2	9.1	13.7	64.7	130.6	+102	
Florida	65.7	88.9	81.4	74.5	77.7	73.4	777.1	869.3	+12	
Georgia	17.4	21.9	18.9	24.4	22.9	15.3	237.3	229.8	-3	
Idaho	3.3	3.3	4.0	3.0	4.7	2.5	38.3	36.4	-5	
Illinois	92.6	109.0	103.9	105.7	108.9	73.4	1,259.1	1,145.4	-9	
Indiana	30.7	37.8	49.0	43.9	44.1	19.3	411.6	399.5	-3	
Iowa	13.0	18.2	14.7	17.1	16.6	12.5	174.3	152.7	-12	
Kansas	14.2	15.8	17.9	12.6	10.8	7.1	143.2	123.6	-14	
Kentucky	10.6	16.1	14.5	16.5	12.2	10.5	158.1	164.0	+4	
Louisiana	14.9	23.2	20.9	20.1	23.0	16.8	254.5	230.9	-9	
Maine	2.7	3.9	1.8	3.2	2.7	1.3	33.2	28.4	-14	
Maryland	28.1	40.7	32.5	29.9	55.3	33.3	401.6	421.6	+5	
Massachusetts	39.5	50.9	42.6	31.5	38.4	26.6	444.5	415.0	-7	
Michigan	74.0	91.1	87.9	82.6	82.1	73.5	1,051.9	889.6	-15	
Minnesota	22.5	42.1	35.2	40.1	35.2	27.0	361.1	372.6	+3	
Mississippi	3.5	4.4	4.4	6.3	5.8	4.5	50.5	51.2	+1	
Missouri	19.4	35.0	29.4	27.7	33.5	15.5	291.4	273.0	-6	
Montana	2.3	3.4	2.6	3.1	2.7	1.9	41.8	33.3	-20	
Nebraska	5.6	7.0	8.3	5.7	7.5	3.1	79.5	72.2	-9	
Nevada	3.7	3.5	4.7	4.0	3.2	7.8	43.1	48.7	+13	
New Hampshire	3.1	3.0	2.1	1.6	1.9	2.0	36.2	25.5	-30	
New Jersey	54.8	60.3	71.8	65.0	70.1	49.9	756.2	679.2	-10	
New Mexico	7.2	6.7	5.5	7.6	6.1	8.9	71.7	81.2	+13	
New York	103.8	101.2	114.1	147.4	139.5	98.0	1,387.3	1,293.0	-7	
North Carolina	14.9	16.9	17.6	16.9	14.5	13.4	209.6	182.2	-13	
North Dakota	1.8	5.7	5.4	5.0	4.3	1.5	39.6	36.7	-7	
Ohio	78.8	101.3	108.1	93.3	101.2	57.1	1,152.0	1,031.8	-10	
Oklahoma	15.9	13.8	13.2	9.3	10.5	9.3	135.0	112.7	-17	
Oregon	11.9	14.6	13.7	12.3	12.1	7.2	174.9	131.3	-25	
Pennsylvania	49.4	75.8	93.0	53.4	66.8	51.3	734.2	714.1	-3	
Rhode Island	4.6	5.3	5.3	5.3	6.3	4.3	56.5	46.2	-18	
South Carolina	4.7	7.3	6.2	5.3	5.0	2.7	70.5	59.7	-15	
South Dakota	1.6	4.6	3.5	3.4	4.2	2.4	36.4	34.6	-5	
Tennessee	17.0	16.9	15.8	14.2	14.5	12.4	200.1	170.5	-15	
Texas	64.9	101.5	83.6	88.0	89.2	68.0	860.8	949.4	+10	
Utah	9.0	9.4	9.8	10.2	11.6	5.9	141.0	106.6	-24	
Vermont .....	.6	.6	.6	7.0	1.8	.9	9.9	15.3	+55	
Virginia	29.9	32.4	34.0	32.2	30.6	23.5	434.3	365.4	-16	
Washington	25.7	31.8	31.3	26.4	29.1	24.3	370.0	317.4	-14	
West Virginia	5.2	6.9	14.8	4.5	5.2	3.0	61.7	76.4	+24	
Wisconsin	34.0	49.3	41.0	42.7	41.1	32.2	423.2	430.6	+2	
Wyoming8	2.5	2.1	3.1	1.7	1.3	23.7	19.9	-16	

Source: Department of Labor.

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Table C-6: Building Permit Activity: Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State

(Housekeeping units only)

State	1957						First 11 months		Percent change, 1st 11 mos 1956-57
	Nov.	July	Aug.	Sept.	Oct.	Nov.	1956	1957	
ALL STATES	62,093	75,949	80,298	72,063	79,543	58,225	894,866	794,295	-11
Metropolitan areas	46,406	56,961	62,531	54,032	60,044	44,555	684,359	609,207	-11
Nonmetropolitan areas	15,687	18,988	17,767	18,031	19,409	13,670	210,507	185,088	-12
Alabama	942	1,389	1,106	1,108	1,080	1,281	11,611	12,205	+ 5
Arizona	1,198	1,375	1,378	1,562	1,412	1,297	11,595	14,550	+28
Arkansas	333	299	298	384	349	265	3,498	3,415	- 2
California	12,622	12,755	13,748	12,855	16,595	11,581	166,874	158,560	- 5
Colorado	910	1,270	1,158	1,014	1,253	869	13,875	11,717	-16
Connecticut	1,245	1,628	1,771	1,209	989	1,042	16,417	14,660	-11
Delaware	139	170	280	132	273	182	3,090	2,237	-28
District of Columbia	29	199	48	51	670	558	2,134	3,039	+42
Florida	4,864	5,820	5,442	4,773	5,352	4,750	54,032	57,386	+ 6
Georgia	1,023	1,516	1,258	1,414	1,541	964	15,575	13,760	-12
Idaho	115	129	138	141	190	149	1,535	1,414	- 8
Illinois	3,537	3,969	4,313	3,655	4,032	3,016	55,209	44,490	-19
Indiana	1,343	1,757	1,732	1,529	1,395	860	18,912	14,371	-24
Iowa	485	602	629	476	591	431	7,579	5,529	-27
Kansas	553	557	631	545	569	497	7,888	5,944	-25
Kentucky	458	766	661	835	652	375	8,358	7,354	-12
Louisiana	701	1,050	884	997	1,052	873	10,901	10,365	- 5
Maine	86	116	90	101	129	57	1,353	1,121	-17
Maryland	1,164	1,957	1,771	1,365	1,734	1,386	21,249	21,227	(1)
Massachusetts	1,514	1,532	1,397	1,233	1,430	1,159	21,576	15,274	-29
Michigan	2,829	4,093	4,676	3,815	3,836	2,213	47,468	38,410	-19
Minnesota	995	1,368	1,431	1,794	1,442	1,037	15,311	13,485	-12
Mississippi	183	296	249	168	296	304	2,748	2,516	- 8
Missouri	677	1,085	1,269	1,097	1,263	731	12,765	10,200	-20
Montana	126	99	111	130	137	104	1,736	1,243	-28
Nebraska	260	429	394	349	377	209	4,393	3,539	-19
Nevada	183	196	111	125	104	103	2,166	1,695	-22
New Hampshire	161	125	112	98	122	118	1,949	1,288	-34
New Jersey	2,797	2,982	3,166	3,210	3,122	2,245	41,307	32,538	-21
New Mexico	405	508	392	547	360	506	4,418	4,888	+11
New York	5,167	4,908	7,285	5,410	7,221	4,956	70,878	57,721	-19
North Carolina	702	722	812	893	765	611	10,031	8,390	-16
North Dakota	100	167	205	232	279	88	1,565	1,503	- 4
Ohio	2,912	4,357	4,556	3,991	4,204	2,437	49,281	40,758	-17
Oklahoma	416	532	525	493	498	452	6,755	5,504	-21
Oregon	355	422	393	347	348	263	6,308	4,075	-35
Pennsylvania	2,158	2,356	3,849	2,547	2,351	1,775	31,536	27,061	-14
Rhode Island	252	224	195	266	306	216	2,896	2,442	-16
South Carolina	257	240	338	266	284	189	3,754	3,054	-19
South Dakota	85	94	125	175	153	66	1,507	1,034	-31
Tennessee	647	909	962	917	1,056	772	10,938	9,369	-14
Texas	2,690	4,838	4,217	4,478	4,210	3,170	43,138	45,998	+ 7
Utah	387	423	662	535	574	349	6,212	5,406	-13
Vermont	35	29	33	37	48	25	343	325	- 5
Virginia	1,409	1,871	2,103	1,678	1,609	1,309	24,802	19,413	-22
Washington	1,043	1,589	1,468	1,108	1,243	965	14,368	13,351	- 7
West Virginia	176	274	273	218	185	137	2,942	2,395	-19
Wisconsin	1,377	1,872	1,533	1,675	1,703	1,192	19,303	17,410	-10
Wyoming	48	85	120	85	69	91	987	866	-12

Source: Department of Labor.

¹Change of less than one-half of 1 percent.

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Table C-7: Building Permit Activity: Total Valuation, in Selected Metropolitan Areas

(Millions of dollars)

Metropolitan area	1957						First 11 months		Percent change, 1st 11 mos. 1956-57
	Nov.	July	Aug.	Sept.	Oct.	Nov.	1956	1957	
Atlanta, Ga.....	9.7	11.1	11.8	14.2	9.7	8.6	134.3	131.7	-2
Baltimore, Md.....	17.4	18.3	14.7	11.4	37.8	16.0	208.7	229.0	+10
Birmingham, Ala.....	6.3	6.7	5.3	4.7	4.8	3.9	65.8	62.1	-6
Boston, Mass.....	24.3	27.7	23.7	17.0	21.3	14.9	236.9	230.3	-3
Buffalo, N. Y.....	10.0	14.0	11.0	14.1	12.8	10.3	161.5	144.8	-10
Chicago, Ill.....	86.5	95.1	102.5	94.5	102.9	66.0	1,123.0	1,048.8	-7
Cleveland, Ohio.....	23.1	31.4	34.8	26.9	32.4	17.4	367.0	314.1	-14
Columbus, Ohio.....	7.2	14.1	13.6	13.1	9.5	6.5	127.6	119.4	-6
Denver, Colo.....	11.3	14.6	11.3	11.1	11.0	11.7	149.6	140.6	-6
Detroit, Mich.....	39.6	55.0	54.9	54.3	47.7	51.2	668.2	568.5	-15
Indianapolis, Ind.....	8.8	12.8	10.6	10.8	13.6	6.4	123.2	110.4	-10
Los Angeles, Calif.....	117.8	117.2	118.5	104.7	130.1	96.9	1,476.3	1,341.1	-9
Miami, Fla.....	16.7	26.4	25.8	19.2	21.5	18.2	249.1	272.5	+9
Milwaukee, Wis.....	12.2	18.1	19.5	15.7	15.6	9.9	172.7	177.8	+3
New York-Northeastern New Jersey.....	107.8	94.7	125.7	158.0	151.7	103.0	1,440.4	1,337.4	-7
Norfolk-Portsmouth, Va.....	9.4	4.5	5.0	4.3	5.7	2.5	78.2	64.1	-18
Philadelphia, Pa.....	28.5	42.5	62.5	32.8	36.6	32.8	481.8	436.0	-10
Phoenix, Ariz.....	10.8	13.5	15.0	13.0	13.0	12.0	116.7	135.2	+16
Rochester, N. Y.....	4.6	5.9	5.9	6.2	6.0	5.0	66.7	66.6	(1)
Salt Lake City, Utah.....	4.7	5.7	6.0	6.2	5.2	4.0	66.8	55.2	-17
San Diego, Calif.....	18.2	16.7	20.0	16.5	26.7	18.4	182.9	220.3	+20
San Francisco-Oakland, Calif.....	35.4	47.8	35.5	43.7	37.7	28.3	437.9	404.8	-8
Seattle, Wash.....	11.1	17.9	15.4	12.8	14.3	12.1	164.9	153.7	-7
Washington, D. C.....	16.6	36.2	27.7	33.0	27.7	31.4	305.7	345.4	+13

Source: Department of Labor.

¹Change of less than one-half of 1 percent.

Table C-8: Building Permit Activity: Number of New Dwelling Units, in Selected Metropolitan Areas

(Housekeeping only)

Metropolitan area	1957						First 11 months		Percent change, 1st 11 mos. 1956-57
	Nov.	July	Aug.	Sept.	Oct.	Nov.	1956	1957	
Atlanta, Ga.....	656	688	713	623	646	451	9,058	7,172	-21
Baltimore, Md.....	654	781	837	489	672	783	10,767	11,508	+7
Birmingham, Ala.....	274	504	382	410	390	289	3,840	4,326	+13
Boston, Mass.....	683	768	669	507	669	518	9,411	6,900	-27
Buffalo, N. Y.....	491	768	643	640	684	318	9,490	6,646	-30
Chicago, Ill.....	3,075	3,374	3,752	3,082	3,526	2,616	48,384	39,192	-19
Cleveland, Ohio.....	688	1,109	1,388	1,094	970	673	11,831	10,932	-8
Columbus, Ohio.....	380	670	437	491	475	370	6,637	5,031	-24
Denver, Colo.....	531	807	789	605	836	571	8,569	7,680	-10
Detroit, Mich.....	1,831	2,452	2,536	2,438	2,121	1,404	30,601	23,349	-24
Indianapolis, Ind.....	500	559	542	443	478	249	5,283	4,295	-19
Los Angeles, Calif.....	6,031	5,436	6,589	5,848	7,020	5,293	84,018	75,875	-10
Miami, Fla.....	1,262	1,873	1,188	1,127	1,255	1,260	15,965	16,791	+5
Milwaukee, Wis.....	650	850	590	709	644	567	7,935	8,018	+1
New York-Northeastern New Jersey.....	5,313	4,966	7,494	5,749	7,475	5,328	73,008	61,245	-16
Norfolk-Portsmouth, Va.....	475	296	426	155	425	107	4,632	3,001	-35
Philadelphia, Pa.....	1,437	1,503	3,392	2,018	1,798	1,193	22,995	19,547	-15
Phoenix, Ariz.....	840	1,104	1,126	1,243	1,132	1,036	7,880	10,961	+39
Rochester, N. Y.....	189	267	258	211	214	197	3,088	2,539	-18
Salt Lake City, Utah.....	254	240	367	312	288	206	3,479	2,769	-20
San Diego, Calif.....	1,407	1,094	1,323	1,263	2,080	952	12,152	14,810	+22
San Francisco-Oakland, Calif.....	1,271	1,868	1,719	1,504	1,677	1,681	20,861	17,566	-16
Seattle, Wash.....	428	976	858	554	739	617	6,613	7,513	+14
Washington, D. C.....	515	1,455	1,332	877	1,720	1,180	15,386	13,454	-13

Source: Department of Labor.

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**Table C-9: Building Permit Activity: Valuation in Selected Metropolitan Areas
by Type of Building Construction**

November 1957 (*Thousands of dollars*)

Type of building construction	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio
All building construction ¹	8,646	16,030	3,911	14,949	10,258	65,987	17,410	6,535
New dwelling units ²	4,531	8,994	1,957	6,332	3,726	38,387	11,054	4,758
New nonresidential building	3,247	5,043	942	4,905	5,885	19,813	4,700	869
Commercial buildings ³	1,852	765	126	2,393	463	6,168	2,801	316
Amusement buildings ³	302	0	0	1,066	150	511	1,201	0
Commercial garages	124	40	0	27	25	40	0	0
Gasoline and service stations	84	76	20	141	27	588	170	51
Office buildings ³	193	71	9	77	22	1,366	522	0
Stores and other mercantile bldgs.	1,150	578	97	1,083	239	3,663	911	265
Community buildings ³	1,160	817	218	1,793	3,375	5,596	949	247
Educational buildings	892	165	0	1,529	1,408	2,154	0	0
Institutional buildings ³	0	40	0	0	1,767	764	0	150
Religious buildings	268	612	218	264	200	2,678	949	97
Garages, private residential	11	69	27	139	210	1,396	285	127
Industrial buildings ³	13	2,780	554	387	1,481	5,409	379	130
Public utilities buildings ³	0	453	0	179	0	54	0	0
All other nonresidential buildings ³	211	159	18	15	356	1,190	286	50
Additions, alterations, and repairs	868	1,993	1,012	2,548	541	7,417	1,436	769
	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles, Calif.	Miami, Fla.	Milwaukee, Wis.	New York- Northeastern New Jersey	Norfolk- Portsmouth, Va.
All building construction ¹	11,663	51,174	6,360	96,907	18,231	9,926	102,978	2,471
New dwelling units ²	5,444	17,003	3,033	54,458	12,159	6,221	60,877	1,270
New nonresidential building	5,330	31,492	2,979	28,563	3,665	2,901	33,789	321
Commercial buildings ³	1,410	24,910	2,511	13,054	1,771	1,366	17,991	110
Amusement buildings ³	0	9,241	0	891	82	0	1,014	0
Commercial garages	18	0	0	163	27	41	102	0
Gasoline and service stations	125	86	66	477	170	0	600	16
Office buildings ³	953	13,850	915	6,204	299	30	11,872	24
Stores and other mercantile bldgs.	314	1,133	1,530	5,320	1,193	995	4,403	70
Community buildings ³	1,618	2,843	79	7,602	481	1,023	8,755	167
Educational buildings	425	1,440	0	5,570	427	300	1,635	11
Institutional buildings ³	408	622	0	1,309	26	0	4,550	0
Religious buildings	785	780	79	723	28	723	2,571	156
Garages, private residential	113	927	78	597	70	220	928	43
Industrial buildings	238	3,056	297	3,976	1,198	555	4,821	0
Public utilities buildings	1,520	34	0	227	33	0	506	0
All other nonresidential buildings ³	132	323	14	3,107	112	36	787	1
Additions, alterations, and repairs	1,153	2,550	347	13,501	2,403	781	8,056	291
	Philadelphia, Pa.	Phoenix, Ariz.	Rochester, N. Y.	Salt Lake City, Utah	San Diego, Calif.	San Francisco- Oakland, Calif.	Seattle, Wash.	Washington, D. C.
All building construction ¹	32,802	11,951	4,958	4,001	18,356	28,315	12,058	31,419
New dwelling units ²	14,269	8,738	2,614	2,564	9,775	15,909	6,574	13,228
New nonresidential building	13,020	2,772	1,938	852	7,374	8,184	3,437	16,473
Commercial buildings ³	1,658	677	1,560	517	1,333	3,070	556	5,501
Amusement buildings ³	38	9	165	188	110	139	0	25
Commercial garages	6	0	0	0	0	255	8	33
Gasoline and service stations	307	63	25	35	44	58	133	168
Office buildings ³	534	313	55	128	628	664	75	4,908
Stores and other mercantile bldgs.	773	293	1,315	166	551	1,955	340	367
Community buildings ³	8,971	1,429	200	10	1,385	1,831	1,523	6,547
Educational buildings	5,691	813	0	0	844	804	1,243	5,720
Institutional buildings ³	2,733	472	0	0	435	247	0	65
Religious buildings	547	144	200	10	106	779	280	763
Garages, private residential	278	8	93	41	147	111	57	60
Industrial buildings	1,115	153	70	116	1,976	2,233	723	110
Public utilities buildings	293	444	0	0	120	326	536	4,023
All other nonresidential buildings ³	734	61	15	168	2,413	612	43	232
Additions, alterations, and repairs	5,240	438	406	535	1,076	4,133	993	1,513

Source: Department of Labor. ¹ Includes new nonhousekeeping residential building, not shown separately. ² Housekeeping only.

³ Includes some buildings previously classified under "public buildings," which will no longer be shown separately. Distribution of public buildings to other categories (e.g., office, industrial, institutional) was begun with data for January 1956. See Note on page 17 of October 1957 issue.

Part D-Contracts

Table D-1: Contract Awards: Public Construction, by Ownership and Type of Construction¹

Ownership and type of construction	Value (in millions of dollars)									Percent change, Year 1956-57	
	1956		1957					Year			
	Dec.	July*	Aug.*	Sept.*	Oct.*	Nov.*	Dec.	1956	1957		
TOTAL PUBLIC CONSTRUCTION	823.9	1,133.2	866.1	740.8	890.2	869.0	707.8	10,372.2	11,412.5	+10	
FEDERALLY OWNED	176.4	145.5	54.1	58.5	140.0	123.8	47.3	2,037.4	2,256.0	+11	
Residential buildings	19.9	60.3	1.4	3.5	56.5	.2	3.2	128.1	406.6	+217	
Nonresidential buildings	50.8	31.2	14.3	17.7	45.8	39.5	20.1	909.4	728.6	-20	
Educational.....	1.4	2.1	(2)	.2	.3	2.0	.4	23.7	48.3	+104	
Hospital and institutional.....	1.1	.3	.1	.7	3.7	20.0	.2	43.9	78.6	+79	
Administrative and service.....	3.8	10.2	4.8	1.8	23.7	2.9	9.9	87.3	145.9	+67	
Other nonresidential buildings.....	44.5	18.6	9.4	15.0	18.1	14.6	9.6	754.5	455.8	-40	
Airfield buildings.....	3.0	14.0	.8	2.3	3.9	.6	1.2	72.1	91.5	+27	
Troop housing.....	11.7	.2	(2)	1.1	(2)	1.0	.4	122.7	59.1	-52	
Warehouses.....	3.6	.9	.5	.3	(2)	(2)	(2)	63.2	34.9	-45	
All other.....	26.2	3.5	8.1	11.3	14.2	13.0	8.0	496.5	270.3	-46	
Airfields.....	28.0	(2)	1.8	3.7	3.5	.3	1.2	155.7	181.0	+16	
Conservation and development.....	62.6	42.1	14.4	14.8	22.7	21.2	12.0	511.0	560.6	+10	
Highways.....	7.1	9.0	7.5	9.1	7.6	2.2	3.7	91.9	90.6	-1	
Electric power.....	3.9	1.1	2.4	.9	.8	59.7	3.7	177.5	140.1	-21	
All other federally owned.....	4.1	1.8	12.3	8.8	3.1	.7	3.4	63.8	148.5	+133	
STATE AND LOCALLY OWNED	647.5	987.7	812.0	682.3	750.2	745.2	660.5	8,334.8	9,156.5	+10	
Residential buildings	13.8	38.8	44.3	20.4	55.2	23.3	20.2	253.2	326.7	+29	
Nonresidential buildings	272.2	267.0	305.5	278.1	303.5	267.7	238.7	3,202.8	3,409.4	+6	
Educational.....	211.5	183.0	223.2	201.0	215.4	207.4	163.7	2,289.0	2,450.5	+7	
Hospital and institutional.....	13.9	22.2	19.6	15.5	41.6	15.8	19.8	278.9	287.1	+3	
Administrative and service.....	22.9	28.7	36.8	31.7	19.7	24.6	18.8	320.8	315.4	-2	
Other nonresidential buildings.....	23.9	33.1	25.9	29.9	26.8	19.9	36.4	314.1	356.4	+13	
Highways.....	240.5	540.8	293.5	272.3	248.0	334.6	272.1	3,211.6	3,825.1	+19	
Sewer and water systems.....	80.8	80.7	75.1	69.8	77.0	93.4	94.5	1,100.0	1,034.2	-6	
Sewer.....	49.1	55.5	53.5	47.8	42.7	44.4	65.1	658.9	619.4	-6	
Water.....	31.7	25.2	21.6	22.0	34.3	49.0	29.4	441.1	414.8	-6	
Public service enterprises.....	31.2	38.7	74.7	26.6	48.2	15.0	19.4	336.5	364.2	+8	
Electric power.....	11.2	14.7	61.6	10.1	24.3	5.3	9.4	227.2	200.1	-12	
Other.....	20.0	24.0	13.1	16.5	23.9	9.7	10.0	109.3	164.1	+50	
Conservation and development.....	4.1	12.3	10.8	7.8	8.4	6.9	11.2	139.3	112.7	-19	
All other State and locally owned.....	4.9	9.4	8.1	7.3	9.9	4.3	4.4	91.4	84.2	-8	

Source: Departments of Commerce and Labor. *Includes revisions in federally owned components.
account projects started, principally by TVA and State highway departments.

¹ Includes major force-

² Less than \$50,000.

Table D-2: Contract Awards: Highway Construction, by Ownership, Source of Funds, and Type of Facility¹

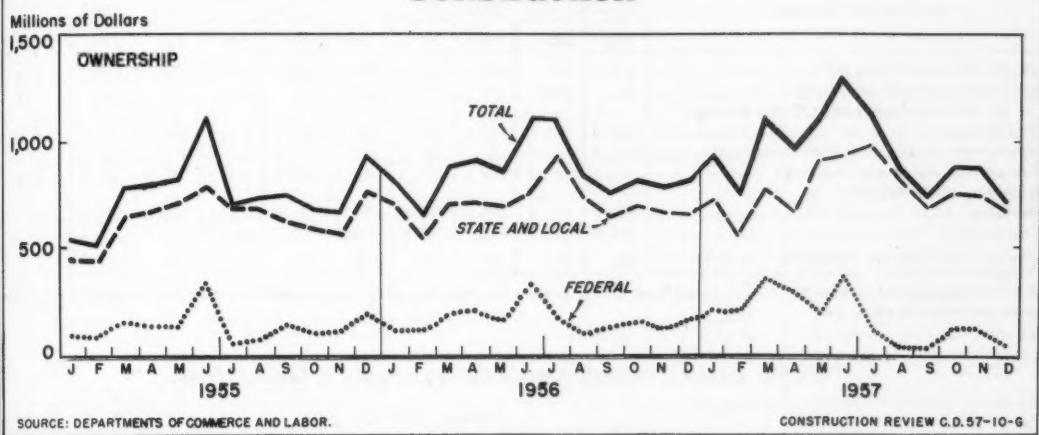
Ownership, source of funds, and type of facility	Value (in millions of dollars)									Percent change, Year 1956-57	
	1956		1957					Year			
	Dec.	July*	Aug.*	Sept.*	Oct.*	Nov.*	Dec.	1956	1957		
ALL HIGHWAY CONSTRUCTION	247.6	549.8	301.0	281.4	255.6	336.8	275.8	3,303.5	3,915.7	+19	
FEDERALLY OWNED	7.1	9.0	7.5	9.1	7.6	2.2	3.7	91.9	90.6	-1	
STATE OWNED	207.8	491.0	240.9	223.3	211.9	266.2	253.4	2,718.3	3,311.0	+22	
Federally aided projects:											
Total value.....	159.6	297.1	185.1	167.3	173.6	231.0	205.7	1,737.2	2,390.4	+38	
Federal funds.....	100.3	200.8	114.7	110.9	123.0	174.6	153.5	962.8	1,613.9	+68	
Independent State projects:											
Total value.....	48.2	193.9	55.8	56.0	38.3	35.2	47.7	981.1	920.6	-6	
Toll facilities.....	17.4	127.0	0	.3	.6	14.2	21.3	336.7	343.0	+2	
LOCALLY OWNED².....	32.7	49.8	52.6	49.0	36.1	68.4	18.7	493.3	514.1	+4	

Source: Departments of Commerce and Labor. * See asterisk note to table D-1 above. ¹ Includes force-account work started on Federal and State projects.

² By municipalities and counties.

Chart 7.

Contracts Awarded on Public Construction



SOURCE: DEPARTMENTS OF COMMERCE AND LABOR.

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Table D-3: Value of Construction Contracts Reported by the F. W. Dodge Corporation

Type of construction	Value (in millions of dollars)			Percent change 12 months ending in January, 1957-58	
	Jan. 1958	12 months ending-			
		Jan. 1958	Jan. 1957		
TOTAL	2,066	31,940	31,688	+ 1	
Building construction	1,536	24,138	24,206	(1)	
Residential	777	13,000	12,869	+ 1	
Nonresidential	759	11,138	11,333	- 2	
Engineering	530	7,801	7,487	+ 4	
Public works	328	5,392	5,379	(1)	
Utilities	201	2,407	2,108	+14	

Source: Table compiled by Department of Commerce from data published by the F. W. Dodge Corporation.

¹ Change of less than one-half of 1 percent.

Table D-4: Value of Construction Contract Awards Reported by the Engineering News-Record

Ownership and type of construction	Value (in millions of dollars)			Percent change 12 months ending in February, 1957-58	
	Feb. 1958 ¹	12 months ending-			
		Feb. 1958	Feb. 1957		
TOTAL	1,175	17,320	21,082	-18	
Privately owned	613	7,983	12,659	-37	
Publicly owned	562	9,337	8,423	+11	
Private industrial buildings	230	2,783	5,342	-48	
Buildings, except private industrial	593	7,797	8,963	-13	
Highways and bridges	207	3,605	3,227	+12	
Sewer systems	33	578	507	+14	
Water systems	12	348	364	- 4	
Unclassified and all other	101	2,210	2,679	-18	

Source: Table compiled by Department of Commerce from data published by the Engineering News-Record. Data include only those projects with contract values above the following minimum sizes: Water supply, earthwork, and waterways--\$44,000; other public works--\$73,000; industrial buildings--\$93,000; other buildings--\$344,000.

¹ Four weeks.

Part E--Costs

Table E-1: Construction Cost Indexes

Compiler and coverage	Indexes (1947-49 = 100)								Percent change, Jan. 1957-58	
	1957					1958	1955	1956		
	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Jan.	Jan.		
American Appraisal Company	142	143	143	143	143	143	127	132	138	+ 4
Associated General Contractors	151	152	152	152	152	152	134	140	146	+ 4
E. H. Boeckh and Associates (20 city average):										
Residences	132.9	132.8	132.2	132.2	132.3	132.4	121.5	126.4	130.5	+ 1
Apartments, hotels, and office buildings	142.5	142.6	142.3	142.2	142.3	142.4	127.9	133.9	139.2	+ 2
Commercial and factory buildings	145.3	145.4	145.1	145.1	145.2	145.4	128.9	135.3	141.2	+ 3
Engineering News-Record										
Building	153.6	153.4	153.6	153.6	153.5	153.6	136.1	142.8	149.2	+ 3
Construction	164.0	163.8	163.7	163.8	163.9	165.1	142.9	150.2	157.2	+ 5
Department of Commerce composite ¹	138	138	138	138	138	138	122	128	134	+ 3

Source: Department of Commerce.

¹ A composite of cost indexes representative of the major types of construction, weighted by the current relative importance of each type.

Table E-2: Indexes of Wholesale Prices of Building Materials, by Selected Classes

Commodity	Indexes (1947-49 = 100)							Percent change		
	1957					1958	Annual average	Year	Jan.	
	Jan.	Sept.	Oct.	Nov.	Dec.	Jan.	1956	1957	1957-58	
ALL BUILDING MATERIALS ¹	130.5	130.9	130.2	130.1	130.1	130.4	130.6	130.6	0	(2)
LUMBER AND WOOD PRODUCTS:										
Lumber	122.6	118.3	117.5	117.1	116.4	116.6	127.2	119.7	- 6	- 5
Douglas fir	121.2	114.5	113.3	112.0	110.0	110.3	129.9	116.8	-10	-9
Southern pine	117.8	113.3	113.4	113.9	113.7	113.4	119.2	114.6	- 4	- 4
Other softwoods	133.5	131.8	130.9	130.5	130.2	130.0	137.4	132.8	- 3	- 3
Hardwoods	122.3	118.4	117.1	117.3	117.3	117.7	125.9	119.3	- 5	- 4
Millwork	128.7	128.3	128.3	128.0	127.7	127.7	129.1	128.3	- 1	- 1
Plywood	97.1	94.7	96.9	96.4	95.6	95.6	101.7	96.4	- 5	- 2
Softwood	92.1	88.3	91.6	90.6	89.1	89.1	100.8	91.3	- 9	- 3
Hardwood	104.2	103.4	104.3	104.3	104.3	104.3	104.7	103.7	- 1	(2)
PAINT AND PAINT MATERIALS:										
Prepared paint	124.1	128.1	128.1	128.1	128.4	128.4	120.0	126.3	+ 5	+ 4
Paint materials	99.0	101.5	102.2	101.6	101.7	103.6	99.6	100.5	+ 1	+ 5
METAL PRODUCTS:										
Structural shapes	179.1	192.3	192.3	192.3	192.3	192.3	162.9	187.5	+15	+ 7
Hardware, finish	151.2	155.3	155.3	155.4	155.4	155.5	147.7	154.1	+ 4	+ 3
Plumbing equipment	133.4	128.9	128.5	128.5	128.5	127.6	133.9	130.2	- 3	- 4
Enamelled iron fixtures	125.3	125.8	125.8	125.8	125.8	123.2	126.9	126.1	- 1	- 2
Vitreous china fixtures	124.1	124.2	124.2	124.2	124.2	122.0	124.2	124.2	0	- 2
Brass fittings	142.6	135.7	135.0	135.0	135.0	141.6	137.4	- 3	- 5	
Heating equipment	122.3	122.3	122.3	122.1	121.5	121.8	119.0	122.1	+ 3	(2)
Furnaces	129.8	127.7	128.0	128.0	126.6	126.3	126.3	128.2	+ 2	- 3
Water heaters	109.1	105.9	105.1	103.3	103.0	103.0	107.8	106.8	- 1	- 6
Metal sash	139.4	142.8	142.8	142.8	142.8	142.8	145.6	140.6	- 3	+ 2
NONMETALLIC MINERAL PRODUCTS:										
Glass, plate	145.7	145.7	145.7	145.7	145.7	145.7	141.6	145.7	+ 3	0
Glass, window	145.9	145.9	145.9	145.9	145.9	145.9	142.4	145.9	+ 2	0
Concrete ingredients	134.6	136.7	136.9	136.9	136.9	138.9	130.6	136.0	+ 4	+ 3
Portland cement	145.9	147.2	147.2	147.2	147.2	150.4	139.7	146.9	+ 5	+ 3
Concrete products	125.6	126.3	126.5	126.7	127.2	127.5	123.0	126.4	+ 3	+ 2
Structural clay products	150.6	155.0	155.1	155.1	155.1	155.3	148.0	154.0	+ 4	+ 3
Gypsum products	127.1	127.1	127.1	127.1	127.1	127.1	127.1	127.1	0	0
Asphalt roofing	111.2	124.6	124.6	124.6	124.6	124.6	111.7	122.3	+ 9	+12
Insulation materials	100.3	103.5	103.4	103.4	103.8	103.8	101.5	102.8	+ 1	+ 4
MISCELLANEOUS PRODUCTS:										
Building board	141.1	141.7	141.7	141.7	141.7	141.7	136.9	141.5	+ 3	(2)
Kitchen cabinets, metal	142.0	151.2	151.2	151.2	151.2	151.2	138.1	145.1	+ 5	+ 7

Source: Department of Labor.

¹ Includes items not shown separately.

² Change of less than one-half of 1 percent.

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Table E-3: Wholesale Prices of Selected Building Materials

Commodity	Unit	1957		1956
		Dec.	Nov.	Dec.
LUMBER				
Douglas fir:				
Dimension, construction, 25% standard green, S4S, 2"x4". R.L., mixed c/l, f.o.b. mill	M bd. ft.	\$58.723	\$60.109	\$64.695
Boards, construction, 25% standard green, S4S, R.L., 1"x8", loose, mixed c/l of boards and dimension, f.o.b. mill	M bd. ft.	50.156	50.156	60.123
Timbers, construction, 8"x8" to 12"x12", R.L., green f.o.b. mill	M bd. ft.	68.299	69.279	77.336
Southern pine:				
Dimension, No. 2 and better, 2"x4"x16", dry, S.L., S4S, f.o.b. mill	M bd. ft.	84.599	85.150	86.438
Boards, No. 2 and better, 1"x6", dry, R.L., S4S, f.o.b. mill	M bd. ft.	77.101	76.921	82.062
Ponderosa pine boards, No. 3 common, 1"x8", R.L., S2 or 4S, c/l or mixed cars, f.o.b. mill	M bd. ft.	66.870	66.900	71.460
Oak red, flooring, plain, 25/32" thick, 2-1/4" face, select, f.o.b. mill	M bd. ft.	159.910	160.302	185.931
Maple flooring, 2d grade, 25/32"x2-1/4" face, f.o.b. mill	M bd. ft.	216.186	215.605	208.763
Poplar, plain, No. 2B common, 4/4", R.W., f.o.b. mill	M bd. ft.	60.000	60.000	60.000
Beech, No. 2 common, 4/4", R.W. & L., f.o.b. mill	M bd. ft.	56.000	56.000	56.000
MILLWORK				
Door, flush type, interior, hardwood face, premium grade, 2' 6"x6' 8"x1-3/8", f.o.b. factory, carlot freight allowed, zone 1	Each	7.975	7.975	8.130
Door frame, ponderosa pine, exterior, 1-5/16"x2" casing, with sill, f.o.b. factory	Each	9.338	9.338	9.394
Window, ponderosa pine, 2-light, check rail, open, f.o.b. factory	Each	1.699	1.681	1.668
PLYWOOD				
Douglas fir, interior, grade A-D, 1/4"x48"x96", f.o.b. mill	M sq. ft.	68.448	68.448	63.695
Douglas fir, interior, grade C-D, 5/16"x48"x96", f.o.b. mill	M sq. ft.	49.435	52.287	55.469
BOARD				
Insulation, fiber, 1/2"x48"x96", interior, f.o.b. plant, freight equalized	M sq. ft.	59.000	59.000	57.500
PREPARED PAINT				
Emulsion, water-thinned, inside, delivered	Gallon	2.743	2.743	2.657
Varnish, floor, first grade, delivered	Gallon	4.130	4.119	4.007
Enamel, white, gloss, first grade, delivered	Gallon	5.136	5.128	4.986
Inside, flat, white, first grade, delivered	Gallon	3.383	3.383	3.269
Outside, white, first grade, delivered	Gallon	4.830	4.808	4.662
METAL PRODUCTS				
Structural shapes, carbon steel, 6"x4"x1/2" angles, 30' long, ASTM spec. A-7, base quantity, f.o.b. mill	100 lb.	5.942	5.942	5.267
Bars, reinforcing, carbon steel, 3/4" rounds x 30' long with 10% shorts, spec. ASTM A-15, 50T, base quantity, f.o.b. mill	100 lb.	6.210	6.210	5.738
Sheets, galvanized, carbon steel, 24 gage x 30" wide x 96" long, commercial coating, base chemistry, base packaging, base quantity, f.o.b. mill	100 lb.	8.220	8.220	8.220
Pipe, standard, black, carbon steel, buttweld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	19.814	19.814	18.376
Pipe, standard, galvanized, carbon steel, buttweld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	23.264	23.264	22.516
Nails, wire, carbon steel, 8-penny, common, c/l, f.o.b. mill	100 lb. keg.	9.828	9.828	9.365
Soil pipe, cast iron, 2" to 6", single and double hub, service pipe, extra heavy, f.o.b. foundry, index number (1947-49=100)	Ton	(114.5)	(114.5)	(113.4)
Aluminum sheets, 3003-H14, hard alloy, mill finish, 0.64"x48"x144", 30,000 lbs. or over, f.o.b. shipping point, freight allowed	Pound	\$0.449	\$0.449	\$0.427
Copper water tubing, type L, 3/4" size, 0.045" thick, 2,000 ft. or more in 60' coils (0.455 lbs. per linear ft.), f.o.b. mill, freight allowed	Foot	.272	.272	.305
Tire, building, type R, size 12, single braid, f.o.b. destination, or freight prepaid on specified amounts	M ft.	16.080	15.920	20.881
Screening, insect, bronze wire, 18x14 mesh, 30" wide, c/l, f.o.b. factory	Linear ft. roll	26.333	26.333	30.680
PLUMBING EQUIPMENT				
Bath tub, enameled iron, 5", recessed, f.o.b. factory, freight allowed	Each	55.216	55.216	55.113
Lavatory, enameled iron, 20"x18", f.o.b. plant, freight allowed	Each	13.497	13.497	13.497
Water closet, vitreous china, close coupled, reverse trap, f.o.b. plant, freight allowed	Each	24.686	24.686	24.663
Sink, enameled steel, 32"x21", flat rim, 2-compartment, acid resisting, without drainboard, f.o.b. plant, freight allowed	Each	13.194	13.194	15.687

See footnotes at end of table.

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Table E-3: Wholesale Prices of Selected Building Materials-Continued

Commodity	Unit	1957		1956
		Dec.	Nov.	Dec.
HEATING EQUIPMENT				
Boiler, heating, steel, oil fired, steam rating 400 sq. ft., less burner, with jacket and standard trim, f.o.b. factory, freight allowed	Each	(1)	(1)	\$193.570
Convector, nonferrous, free standing, average steam rating 43 sq. ft., E.D.R., f.o.b. factory, freight allowance	Sq. ft., incl. enclosure	\$0.454	\$0.454	.454
Furnace, warm air: Steel, oil fired, forced air, gun-type burner, average bonnet output 90,000-115,000 BTU per hr., f.o.b. factory, freight allowance	Each	263.725	263.725	250.019
Steel, gas fired, standard automatic controls, average input rating 85,000-115,000 BTU per hr., enclosing jacket, f.o.b. factory, freight allowance	Each	169.202	169.202	174.334
Furnace, floor, gas fired, floor grill, average input rating 40,000-60,000 BTU per hr., manual controls, f.o.b. factory	Each	58.283	28.283	57.541
Oil burner, mechanical forced draft (gun-type) 2-1/2 gal. per hr., thermostat, limit and stack controls, f.o.b. factory	Each	112.609	112.609	107.171
Water heater, gas, automatic, 30-gal. storage tank, galvanized steel, 1-year guarantee, f.o.b. factory, freight allowed	Each	39.595	39.595	41.640
NONMETALLIC MINERAL PRODUCTS				
Sand, construction, f.o.b. plant	Ton	1.302	1.302	1.244
Gravel, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.591	1.591	1.531
Crushed stone, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.674	1.674	1.614
Block, concrete, lightweight aggregate, 8"x8"x16", f.o.b. plant	Each	.193	.193	.183
Pipe, concrete, culvert, reinforced, 24" diameter, ASTM spec. C76-41 table 1, 3" wall thickness, 3'-8' lengths, delivered	Foot	4.141	4.141	4.126
Brick, building, f.o.b. plant	Thousand	30.906	30.816	30.863
Brick, face, red, first quality, textured, f.o.b. plant	Thousand	38.690	40.575	39.998
Tile, clay, partition, scored, 4"x12"x12", 3-cell, 16 lbs., f.o.b. plant	Thousand	134.556	134.556	134.556
Sewer pipe, vitrified clay, 8" diameter, 3' lengths, standard strength, f.o.b. plant	Foot	.547	.547	.530
Lath, gypsum, 3/8"x16"x48", f.o.b. plant, freight equalized	M sq. ft.	25.034	25.034	24.990
Wallboard, gypsum, 3/8"x48", varying lengths, f.o.b. plant, freight equalized	M sq. ft.	32.830	32.830	32.830
Plaster, gypsum, base coat, f.o.b. plant, freight equalized	Ton	15.928	15.928	15.928
Shingles, asphalt, strip, 210 lbs., f.o.b. factory, freight allowance	Square	6.248	6.248	5.754
Lime, hydrated, building, finishing, f.o.b. plant	Ton	21.772	21.772	21.378
Siding shingles, asbestos cement, f.o.b. plant, freight equalized	Square	11.917	11.456	11.111

Source: Department of Labor.

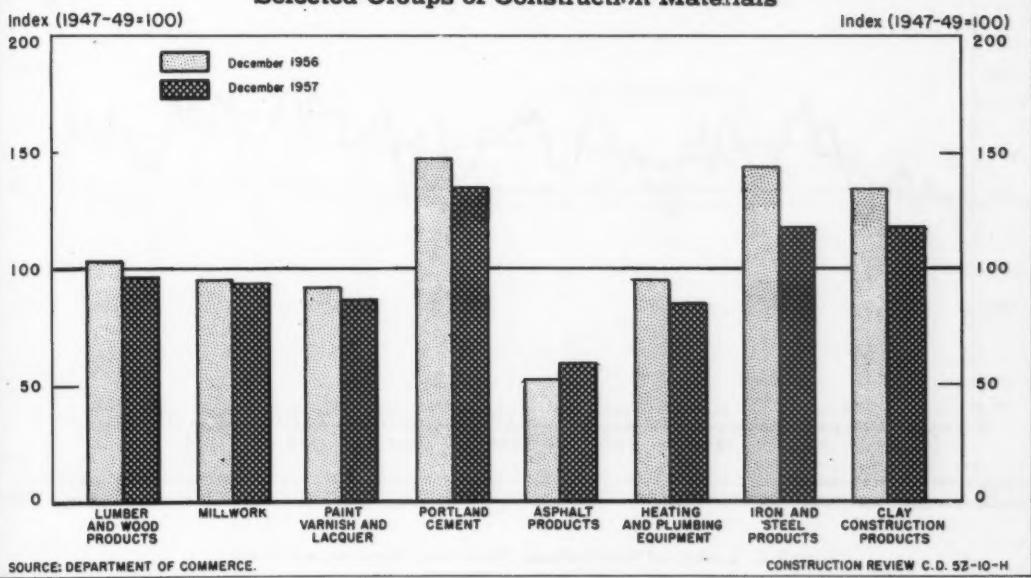
¹ Not available.(NOTE: Tables E-4 and E-5, Union Wage Scales in the Building Trades,
are shown quarterly in the February, May, August, and November issues.)Lum
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Part F-Materials Output

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Chart 8

Indexes of Materials Output Selected Groups of Construction Materials



SOURCE: DEPARTMENT OF COMMERCE.

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Table F-1: Construction Materials: Indexes of Output

(Monthly average 1947-49 = 100)

Materials group	Monthly Indexes												Annual average		
	1957														
	Dec.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	1955	1956	1957		
Lumber and wood products.....	102.9	124.8	131.2	124.6	113.8	129.7	120.5	130.3	108.0	95.9	130.0	127.5	117.7		
Millwork	94.7	118.5	115.1	137.3	111.7	146.9	132.5	134.5	103.8	93.6	149.7	132.9	118.8		
Paint, varnish, and lacquer	91.3	126.5	133.1	130.4	128.6	126.3	116.0	119.6	92.1	85.9	117.2	117.2	117.5		
Portland cement	146.1	143.4	164.4	158.3	121.4	187.9	184.7	180.2	149.6	133.9	147.9	157.7	148.5		
Asphalt products	52.0	96.8	88.1	96.7	115.5	131.5	113.3	126.8	81.2	59.1	112.4	101.8	97.0		
Heating and plumbing equipment	95.1	113.0	106.5	106.5	104.6	113.1	139.8	138.3	106.2	84.6	147.0	137.1	110.2		
Iron and steel products	143.2	151.2	155.8	163.4	139.7	151.9	139.7	148.6	126.7	115.3	135.0	141.6	143.0		
Clay construction products..	134.3	129.3	136.0	132.4	134.8	141.4	132.9	146.4	128.9	116.1	154.2	159.1	128.7		
Quarterly Indexes															
1957												Annual average			
First quarter				Second quarter				Third quarter				1955	1956	1957	
Gypsum products	142.1			156.2			168.2			150.9			178.2	170.4	154.4
Plumbing fixtures	116.1			117.1			107.2			113.0			139.8	128.5	113.4

Source: Table compiled by the Department of Commerce from data reported by various Government agencies and by private firms as shown in notes to the tables following in Part F.

CONSTRUCTION REVIEW

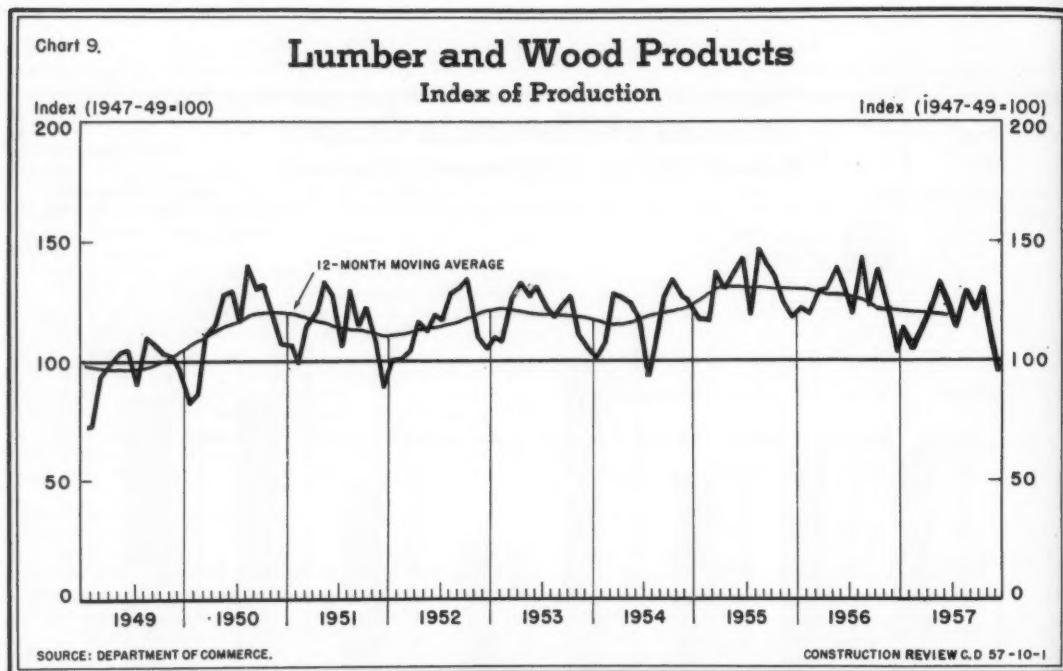


Table F-2: Lumber and Wood Products: Production, Shipments, and Stocks

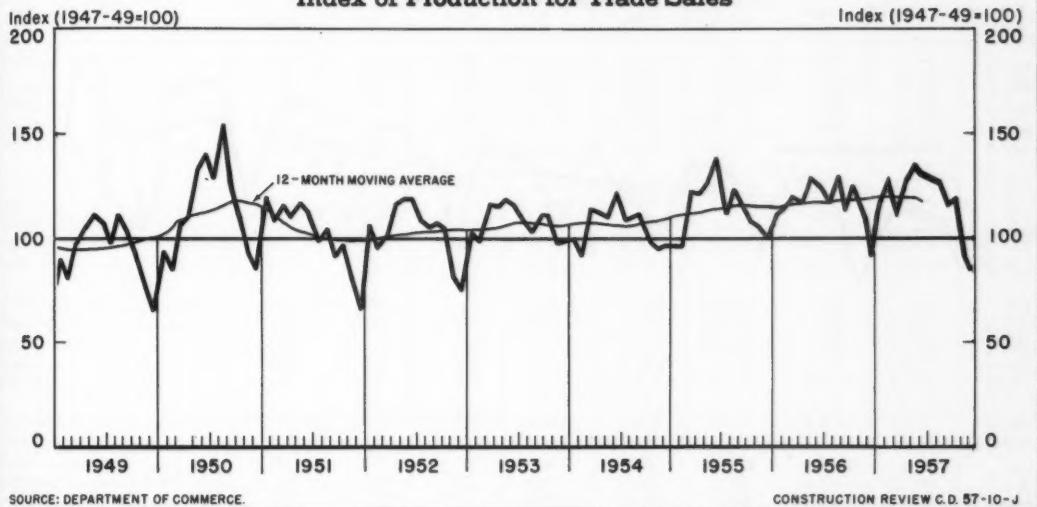
Period	Softwood lumber (Million board feet)			Hardwood flooring (Thousand board feet)			Douglas fir plywood (Million square feet)	Insulating boards (Tons)	Hardboard (Tons)
	Production	Shipments	Stocks*	Production	Shipments	Stocks*	Production	Production	Production
1947-49 average	28,252	27,656	4,485	812,365	789,437	44,455	1,802	766,269	294,214
Year: 1955	31,479	31,383	5,387	1,268,104	1,258,914	70,045	4,947	1,092,890	529,558
1956	30,484	29,758	6,117	1,166,446	1,117,010	114,074	5,191	1,102,012	539,981
1957	27,391	27,528	5,916	953,706	947,023	107,028	5,379	974,935	608,992
12 months ending:									
August 1957	28,396	28,061	--	1,015,216	989,569	--	5,323	973,991	565,403
September 1957	28,210	28,039	--	1,002,552	979,757	--	5,362	971,788	576,389
October 1957	27,938	27,960	--	984,147	970,900	--	5,380	972,828	590,111
November 1957	27,592	27,646	--	965,230	957,525	--	5,375	975,616	599,778
1956: December	2,002	1,898	6,117	74,585	69,278	114,074	397	63,491	39,361
1957: January	2,159	2,116	6,130	91,310	82,340	123,194	440	85,189	44,006
February	2,039	1,951	6,218	78,167	72,782	128,579	405	78,768	41,468
March	2,253	2,231	6,240	76,311	80,821	120,826	404	81,667	45,758
April	2,449	2,511	6,204	81,930	85,457	115,712	473	86,266	45,429
May	2,560	2,609	6,163	87,060	87,813	113,114	505	84,107	53,558
June	2,443	2,500	6,176	78,122	78,203	112,084	467	84,678	54,321
July	2,229	2,358	5,956	76,731	77,522	110,120	413	78,908	52,401
August	2,562	2,624	5,867	85,633	86,080	109,973	468	86,869	56,360
September	2,354	2,341	5,880	78,366	78,681	109,608	451	81,015	54,272
October	2,506	2,543	5,849	85,770	87,972	104,641	512	88,091	59,259
November	2,036	1,964	5,892	71,245	70,576	102,768	440	76,567	53,585
December	1,801	1,780	5,916	63,061	58,776	107,028	401	62,810	48,575
	Percent change								
December, 1956-57	-10	-6	-3	-15	+ -15	-6	+ 1	- 1	+ 23
Year, 1956-57	-10	-8	--	-18	-15	--	+ 4	-12	+13

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Lumber Manufacturers Association, the Douglas Fir Plywood Association, and the Bureau of the Census.

* As of end of period.

Chart 10.

Paint, Varnish, and Lacquer Index of Production for Trade Sales



SOURCE: DEPARTMENT OF COMMERCE.

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Table F-3: Millwork Products, and Paint, Varnish, and Lacquer: Production

Period	Production (Thousands of units)				Production for trade sales (Thousands of gallons)
	Ponderosa pine doors	Hardwood doors	Sash	Exterior frames	
1947-49 average.....	3,768	3,298	11,043	4,186	266,701
Year: 1955	2,253	6,786	12,733	7,259	312,510
1956	2,035	6,404	10,551	5,679	312,543
1957	2,015	5,486	9,867	5,279	313,494
12 months ending:					
August 1957	1,996	5,687	9,896	5,313	319,412
September 1957	2,012	5,663	9,882	5,313	319,933
October 1957	2,022	5,608	9,856	5,281	318,620
November 1957	2,011	5,503	9,850	5,266	314,674
1956: December	137	410	616	245	20,282
1957: January	151	431	723	337	25,028
February	170	481	668	350	28,314
March	163	448	666	388	24,900
April	180	452	705	464	28,108
May	164	395	775	549	29,577
June	165	507	916	608	28,974
July	156	425	831	412	28,582
August	187	538	1,076	621	28,078
September	186	505	1,004	479	25,780
October	202	503	1,077	476	26,590
November	150	408	793	337	20,461
December	141	393	633	258	19,102
Percent change					
December, 1956-57.....	+ 3	- 4	+ 3	+ 5	- 6
Year, 1956-57	- 1	-14	- 6	- 7	(1)

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Wood Work Manufacturers Association (whose data on ponderosa pine and hardwood doors, sash, and exterior frames are only from member firms, and are not adjusted to represent full coverage) and the Bureau of the Census.

¹Change of less than one-half of 1 percent.

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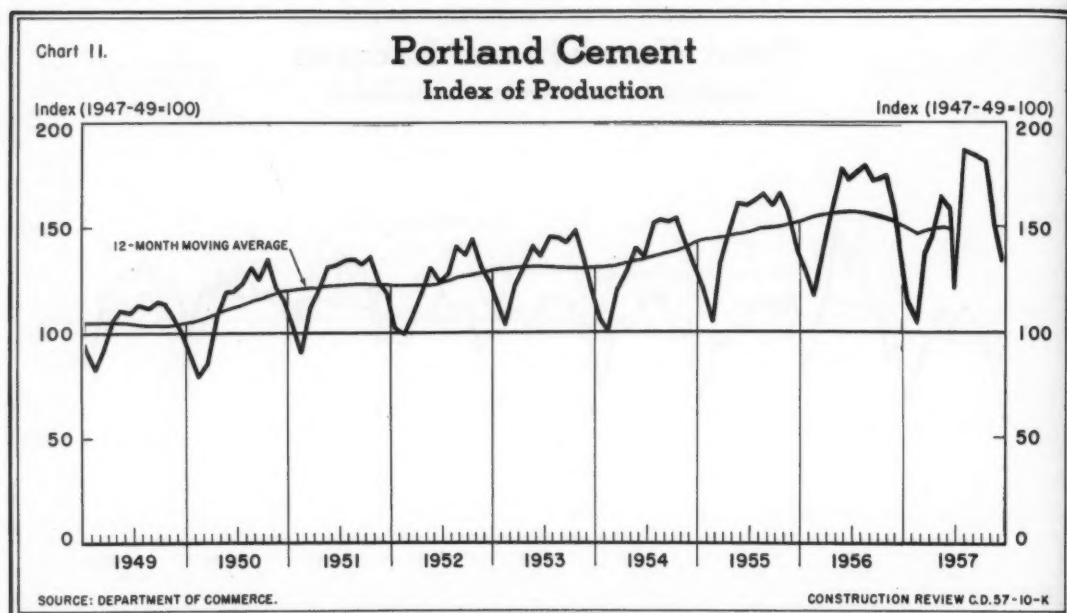


Table F-4: Portland Cement, and Asphalt and Gypsum Products: Production, Shipments, and Stocks

Period	Pro-	Ship-	Stocks*	Shipments				Shipments	
	duction	ments		(Thousands of barrels)				(Million square feet)	
	Portland cement				Asphalt prepared roofing	Asphalt siding	Asphalt insulated brick siding	Asphalt and tar saturated felts	Gypsum board ¹
1947-49 average.....	200,607	199,306	11,922	61,252	3,365	2,811	17,087	2,478	2,075
Year: 1955.....	296,829	296,275	17,536	62,582	1,288	2,194	34,629	4,911	2,926
1956.....	316,465	311,571	22,412	57,590	1,208	2,055	29,774	4,814	2,647
1957.....	297,801	291,762	28,550	53,632	1,049	1,762	31,004	4,502	2,223
12 months ending:									
August 1957.....	297,393	294,508	--	53,348	1,124	1,854	30,709		
September 1957.....	299,634	295,040	--	53,251	1,117	1,830	30,748	4,446	2,224
October 1957.....	300,704	294,617	--	53,354	1,106	1,789	30,969		
November 1957.....	299,844	292,750	--	53,187	1,066	1,761	30,896		
1956: December.....	24,429	17,990	22,412	2,165	66	72	1,689	1,055	530
1957: January.....	19,320	11,927	29,833	3,895	103	84	2,609		
February.....	17,827	15,274	32,381	4,142	91	117	2,648	1,047	497
March.....	22,642	20,757	34,267	3,342	74	123	2,246		
April.....	23,967	23,351	34,893	4,449	80	142	2,617		
May.....	27,485	29,203	33,175	3,998	65	175	2,273		
June.....	26,462	29,758	29,885	4,558	76	174	2,341		
July.....	20,287	25,827	24,345	5,433	81	183	2,922		
August.....	31,406	35,732	20,019	5,917	101	195	3,724	1,217	621
September.....	30,884	30,707	20,195	5,467	115	186	2,615		
October.....	30,121	31,164	19,207	6,090	133	195	3,010		
November.....	25,014	21,039	23,188	3,731	81	115	2,202	1,111	529
December.....	22,386	17,002	28,550	2,610	49	73	1,797		
	Percent change								
December, 1956-57.....	-8	-5	+27	+21	-26	+1	+6	+5	-1
Year, 1956-57.....	-6	-6	--	-7	-13	-14	+4	-7	-17

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Department of Interior (Bureau of Mines), and the Bureau of the Census.

* As of end of period.

¹ Data reported on quarterly basis.

² Change from same 1956 quarter.

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Table F-5: Portland Cement: Destination of Shipments, by State

(Thousands of barrels)

State	1957			Calendar year			12 months ending--		
	Sept.	Oct.	Nov.	1954	1955	1956	Sept. 1957	Oct. 1957	Nov. 1957
Alabama	353	411	330	3,943	3,949	4,935	4,785	4,751	4,685
Arizona	245	262	232	2,215	2,337	2,621	2,636	2,666	2,709
Arkansas	179	199	104	1,894	2,519	1,841	1,707	1,732	1,716
California	3,081	3,160	2,683	28,528	31,553	35,854	33,555	33,310	33,110
Colorado	452	412	269	3,285	3,486	3,703	3,883	3,927	3,986
Connecticut	611	607	383	3,258	3,380	4,325	5,104	5,251	5,255
Delaware	92	104	74	910	1,097	1,086	919	925	927
District of Columbia	122	116	104	1,324	1,395	1,327	1,195	1,200	1,198
Florida	839	820	959	8,554	8,997	9,499	9,997	9,943	9,991
Georgia	354	398	343	4,441	5,198	5,381	5,027	4,859	4,706
Idaho	112	106	75	1,215	923	1,074	957	964	965
Illinois	2,147	2,069	1,130	14,973	14,670	16,719	15,824	16,055	16,116
Indiana	833	870	546	6,724	8,073	9,181	7,045	7,022	7,077
Iowa	818	666	256	5,863	5,883	6,774	5,800	5,799	5,796
Kansas	542	520	369	6,576	7,248	6,963	5,192	5,000	4,923
Kentucky	337	373	223	3,026	3,636	3,509	3,381	3,333	3,305
Louisiana	573	603	552	6,292	7,347	8,303	7,763	7,595	7,483
Maine	200	127	48	857	961	978	945	966	966
Maryland	486	517	388	4,447	4,882	5,764	5,346	5,364	5,298
Massachusetts	520	560	391	4,180	5,239	5,848	5,000	5,041	4,949
Michigan	1,798	1,823	997	13,076	13,991	16,215	14,787	14,611	14,492
Minnesota	730	623	252	5,500	5,838	5,515	5,434	5,542	5,539
Mississippi	195	245	170	1,732	1,972	1,977	2,033	2,126	2,147
Missouri	822	799	456	7,556	7,824	7,646	7,313	6,959	6,880
Montana	160	155	109	1,019	951	1,405	1,344	1,330	1,342
Nebraska	343	345	185	3,724	3,485	3,352	2,665	2,649	2,634
Nevada	49	40	40	842	737	616	552	550	552
New Hampshire	68	82	47	827	1,147	926	637	646	639
New Jersey	824	861	667	9,164	9,337	9,428	8,220	8,186	8,149
New Mexico	225	177	159	2,111	1,996	2,086	2,190	2,198	2,202
New York	2,157	2,208	1,442	20,290	19,399	20,400	19,418	19,438	19,388
North Carolina	404	473	316	4,009	4,414	4,384	4,615	4,729	4,661
North Dakota	317	198	37	1,161	1,150	1,294	1,855	1,933	1,938
Ohio	1,956	2,002	1,196	16,003	17,320	17,554	17,917	17,599	17,405
Oklahoma	567	497	336	4,364	4,785	4,815	4,991	5,009	4,881
Oregon	258	249	206	2,081	2,398	2,565	2,513	2,522	2,525
Pennsylvania	1,570	1,530	1,113	15,108	16,077	15,445	14,721	14,589	14,485
Rhode Island	81	86	62	685	822	819	747	759	758
South Carolina	162	197	153	1,993	2,461	2,359	2,066	2,075	2,035
South Dakota	127	110	62	1,116	1,221	1,374	1,128	1,067	1,069
Tennessee	401	456	269	4,683	5,088	4,843	4,456	4,356	4,241
Texas	1,571	1,718	1,054	19,081	20,781	20,953	19,740	19,598	18,974
Utah	184	186	130	1,508	1,835	2,010	1,827	1,802	1,793
Vermont	33	39	20	242	294	334	311	311	305
Virginia	466	527	368	4,474	4,801	5,419	5,472	5,577	5,520
Washington	499	525	423	5,684	5,656	4,677	4,762	4,837	4,926
West Virginia	232	244	174	2,379	2,053	1,937	2,181	2,220	2,245
Wisconsin	852	835	388	5,840	5,977	6,768	6,687	6,769	6,756
Wyoming	97	72	41	585	578	655	676	677	680

Source: Table compiled by Department of Commerce from data reported by Department of Interior (Bureau of Mines).

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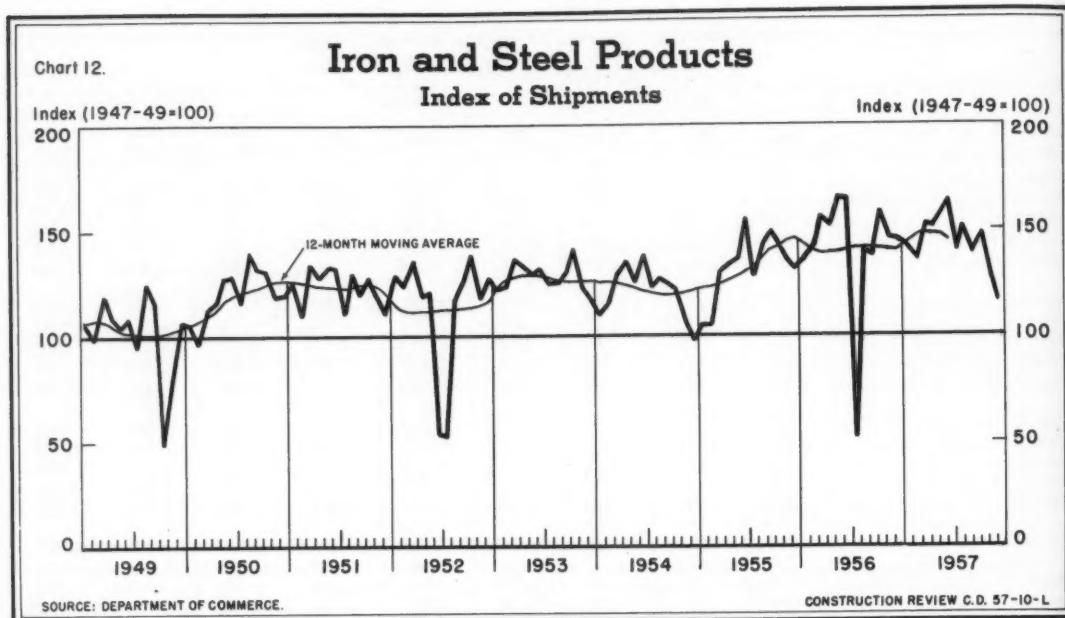


Table F-6: Iron and Steel Products: Shipments, Bookings, and Backlog

(Thousands of tons)

Period	Shipments							Rigid steel conduit	Fabricated structural steel		
	Line pipe	Concrete reinforcing bars	Galvanized sheets	Nails	Piling	Rails	Cast-iron pipe		Shipments	Bookings	Backlog ¹
							Pressure				
1947-49 average	1,975	1,523	1,669	797	309	2,167	1,075	604	226	2,639	2,442
Year: 1955	3,083	2,164	2,865	651	391	1,233	1,682	869	280	3,659	4,651
1956	3,377	2,518	2,958	559	433	1,300	1,745	817	359	3,780	4,736
1957	4,217	2,300	2,393	447	569	1,283	1,352	757	352	4,180	3,073
12 months ending:											
August 1957	4,133	2,674	2,677	501	589	1,504	1,475	751	355	4,086	3,832
September 1957	4,247	2,636	2,604	481	586	1,466	1,444	749	358	4,136	3,765
October 1957	4,266	2,549	2,538	467	588	1,414	1,395	750	361	4,179	3,608
November 1957	4,253	2,440	2,473	457	580	1,360	1,370	749	358	4,193	3,415
1956: December	331	240	239	29	49	131	92	54	27	333	483
1957: January	361	224	236	42	41	133	101	57	27	290	320
February	304	235	205	35	51	117	89	48	28	319	294
March	370	240	207	42	54	132	108	59	33	342	319
April	381	216	199	40	56	136	129	63	22	362	404
May	392	188	207	43	46	144	142	69	25	377	331
June	370	233	239	59	52	126	131	71	38	385	247
July	352	172	167	31	52	115	107	60	46	342	213
August	376	192	187	37	49	93	138	73	31	384	184
September	355	196	184	35	42	90	120	64	27	339	221
October	352	163	213	38	49	79	122	72	30	385	181
November	309	141	190	26	39	64	91	59	24	334	218
December	295	100	159	19	38	54	74	62	21	320	141
	Percent change										
December, 1956-57	-11	-58	-33	-34	-23	-59	-20	+15	-24	-4	-71
Year, 1956-57	+25	-9	-19	-20	+32	-1	-23	-7	-2	+11	-35

Source: Table compiled by the Department of Commerce (BDSA) from data reported by the American Iron and Steel Institute, the National Electric Manufacturers Association, the American Institute of Steel Construction, and the Bureau of the Census. ¹Scheduled for fabrication in the next 4 months.

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Table F-7: Clay Construction Products: Production and Shipments

Period	Brick, common and face (Million brick)		Structural clay tile (Thousand tons)		Vitrified clay sewer pipe (Thousand tons)		Hollow facing tile (Million brick equivalent)		Glazed & unglazed floor & wall tile (Thousand square feet)	
	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments
1947-49 average	5,504	5,324	1,286	1,231	1,451	1,375	357	341	104,800	101,088
Year: 1955	7,902	7,741	935	929	2,112	2,056	534	522	233,001	232,802
1956	8,085	7,382	862	750	2,154	2,039	576	535	245,996	227,369
1957	6,419	6,199	643	587	1,820	1,631	490	469	193,940	190,074
12 months ending:										
August 1957	6,891	6,464	733	655	2,014	1,779	493	466	200,220	192,243
September 1957	6,808	6,404	707	639	1,967	1,743	488	463	197,973	190,728
October 1957	6,706	6,344	686	620	1,929	1,703	487	461	195,369	190,101
November 1957	6,501	6,252	661	601	1,876	1,663	488	463	193,640	188,880
1956: December	543	438	62	51	180	120	41	33	16,308	13,936
1957: January	459	329	57	48	164	107	38	34	15,449	14,422
February	420	388	53	46	146	110	36	33	13,726	12,602
March	491	476	61	54	152	132	33	34	14,810	15,048
April	561	548	55	50	151	138	38	37	15,663	15,873
May	592	613	57	54	160	151	39	39	16,517	16,485
June	577	567	58	56	150	152	41	41	16,050	16,157
July	593	609	62	58	154	154	45	44	15,465	15,939
August	625	634	54	51	158	169	45	43	16,957	17,503
September	584	570	46	46	144	150	41	39	16,654	16,329
October	612	602	50	49	173	165	47	45	18,827	18,277
November	533	478	46	39	145	117	43	41	17,214	16,309
December	461	385	44	37	124	88	43	39	16,608	15,130
Percent change										
December, 1956-57	-15	-12	-28	-28	-31	-27	+ 3	+18	+ 2	+ 9
Year, 1956-57	-20	-16	-25	-22	-15	-20	-15	-12	-21	-16

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census.

Table F-8: Clay Construction Products: Production and Shipments, by Census Region¹

Census region	PRODUCTION				SHIPMENTS					
	1957				1957					
	Dec.	Nov.	Oct.	Sept.	Dec.	Nov.	Oct.	Sept.		
Brick, common and face (thousands)										
U. S. TOTAL	460,664	532,650	611,704	583,681	385,040	478,223	602,404	569,602		
New England	10,757	10,936	10,138	13,702	8,549	10,904	14,309	12,656		
Middle Atlantic	84,834	88,998	101,911	91,670	58,658	86,190	105,589	92,945		
East North Central	106,384	123,343	145,541	142,777	82,997	106,403	139,663	140,790		
West North Central	26,446	29,605	32,493	30,334	21,087	23,727	30,783	30,266		
South Atlantic	91,865	121,165	136,778	124,982	80,064	106,214	135,501	121,595		
East South Central	42,872	54,429	64,227	58,257	40,816	50,823	63,977	58,431		
West South Central	55,982	58,402	64,803	62,097	48,846	48,744	60,956	60,277		
Mountain	26,062	25,297	26,905	27,485	26,159	24,167	27,033	26,613		
Pacific	15,462	20,475	28,908	32,377	17,864	21,051	24,593	26,029		
Structural clay tile (tons)										
U. S. TOTAL	44,437	45,805	49,628	46,081	37,152	38,727	49,266	45,825		
Middle Atlantic	6,696	6,661	7,468	6,929	5,015	7,137	7,530	7,463		
East North Central	2,493	3,067	3,591	2,542	1,804	1,982	3,015	2,804		
West North Central	8,327	7,949	8,246	7,126	6,107	5,915	9,452	7,444		
South Atlantic	6,772	8,776	8,600	7,050	7,256	6,804	8,296	7,433		
East South Central	927	1,082	1,539	1,252	1,013	1,265	1,466	1,070		
West South Central	16,840	15,876	17,337	17,064	13,203	12,644	16,271	16,790		
Mountain & Pacific	2,382	2,394	2,847	4,118	2,754	2,980	3,236	2,821		
Vitrified clay sewer pipe (tons)										
U. S. TOTAL	123,524	145,230	173,215	143,587	87,927	117,111	164,643	150,045		
Middle Atlantic	10,496	15,632	14,827	12,448	5,493	11,861	16,129	15,555		
East North Central	40,873	51,816	69,514	53,832	29,843	46,571	67,665	58,782		
West North Central	12,707	14,468	18,563	16,224	9,047	11,326	18,007	15,705		
South Atlantic	13,159	16,022	16,618	12,439	10,761	13,796	14,962	11,886		
E. & W. South Central	19,981	20,394	24,361	20,821	13,977	14,241	21,972	19,074		
Mountain	2,500	3,299	3,511	4,386	2,566	2,949	3,711	4,131		
Pacific	23,808	23,599	25,821	23,437	16,240	22,197	24,912			

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. Regions, and nonfarm population distribution by region, are shown below table A-2.

¹Composition of

CONSTRUCTION REVIEW

Chart 13.

Clay Construction Products

Index of Production

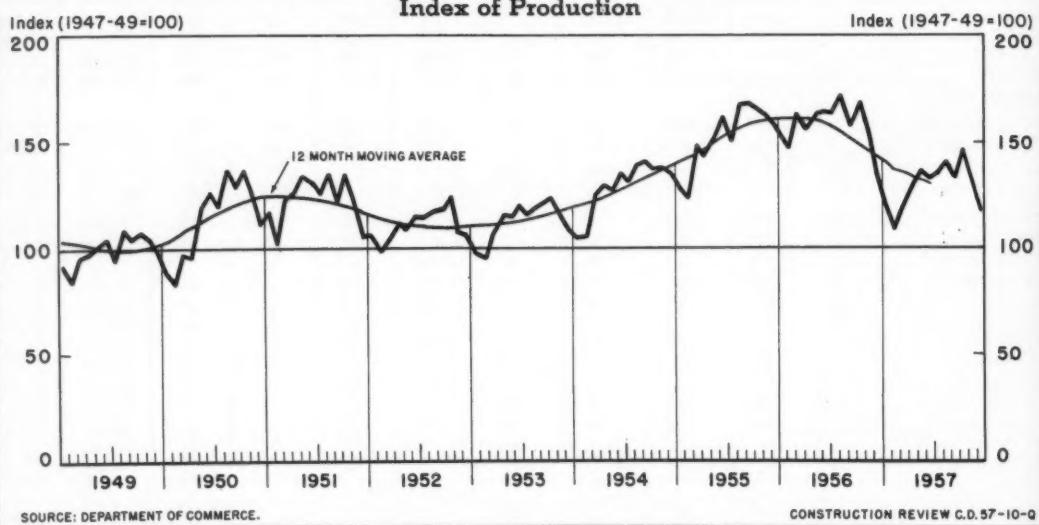


Table F-9: Heating and Plumbing Equipment: Shipments and Stocks

Period	Gas water heaters (Thousands of units)		C. I. convectors and radiators (Thousands square feet)		Warm air furnaces (Thousands of units)		Floor and wall furnaces (Thousands of units)		Residential oil burners (Thousands of units)
	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	
1947-49 average	1,818	67	50,980	4,377	794	69	552	44	541
Year: 1955	2,634	188	30,863	4,884	1,406	208	615	73	610
1956	2,712	134	29,567	3,810	1,355	218	492	70	532
1957	2,474	79	(2)	(2)	1,068	164	430	62	384
12 months endavg:									
August 1957	2,486	--	26,761	--	1,143	--	438	--	459
September 1957	2,476	--	25,962	--	1,118	--	435	--	437
October 1957	2,477	--	24,579	--	1,101	--	434	--	410
November 1957	2,461	--	23,766	--	1,085	--	431	--	394
1956: December	156	134	1,905	3,810	76	218	29	70	28
1957: January	210	76	1,712	4,139	76	195	30	67	30
February	202	78	1,797	4,362	67	207	31	60	27
March	222	62	1,803	4,750	75	214	27	63	26
April	233	59	1,723	4,887	74	228	29	61	30
May	228	61	1,507	5,435	74	235	26	63	30
June	206	90	2,230	5,163	85	232	30	63	34
July	188	89	1,769	4,745	86	229	32	69	34
August	206	90	2,123	4,896	115	199	39	72	40
September	211	77	2,551	4,571	141	177	54	65	43
October	231	71	2,651	4,027	126	157	62	55	45
November	169	69	1,995	3,510	91	156	42	53	28
December	169	79	(2)	(2)	59	164	28	62	18
Percent change									
December, 1956-57	+ 8	-41	--	--	-22	-25	-6	-11	-33
Year, 1956-57	- 9	--	--	--	-21	--	-13	--	-28

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. * As of end of period.

¹ Sold separately. ² Not yet available.

(NOTE: Table F-10, Imports and Exports of Selected Construction Materials, is shown quarterly in the February, May, August, and November issues.)

Table F-11: Plumbing Fixtures: Production, Shipments, and Stocks

Type of fixture	Number of fixtures			Percent change			
	4th quarter 1957			Year 1957		4th quarter 1956-57	
	Production	Shipments	Stocks*	Production	Shipments	Production	Shipments
Lavatories	921,570	839,306	606,446	3,568,660	3,557,890	-2	-4
Vitreous china.....	505,621	467,499	385,951	2,119,310	2,035,511	-11	-9
Cast-iron	341,320	306,072	173,284	1,200,818	1,263,738	+9	+5
Steel	74,629	65,735	47,211	248,532	258,641	+30	-2
Water closets	1,071,192	911,828	592,343	4,337,606	4,223,467	-7	-10
Syphon jet	109,050	106,142	93,922	485,186	485,934	-35	-22
Washdown	460,368	417,528	202,452	1,835,509	1,819,567	-8	-5
Reverse trap	901,774	388,158	295,969	2,016,911	1,917,966	+5	-12
Flush tanks, vitreous china.....	927,766	758,765	514,737	3,650,501	3,555,637	-1	-9
Urinals, vitreous china.....	41,880	34,244	36,648	182,950	167,520	-15	-16
Kitchen sinks	453,904	438,714	350,345	1,952,225	1,983,409	-3	-12
Cast-iron	184,758	180,254	126,185	778,052	820,271	-3	-25
Steel	268,107	257,623	223,297	1,170,760	1,160,063	-4	-13
Other metals and glazed earthenware ²	1,039	837	863	3,413	3,075	+275	+21
Wash sinks	6,672	7,071	5,938	26,268	26,935	-24	-8
Service sinks	25,665	23,374	15,605	93,685	96,023	+16	+8
Sink and laundry tray comb.	25,326	25,765	14,502	84,873	89,790	+17	-6
Laundry trays	20,539	22,220	12,986	96,362	95,889	-10	-17
Bathtubs	487,594	426,072	228,281	1,863,046	1,928,077	(1)	-1
Cast-iron	340,704	296,417	171,188	1,301,491	1,341,379	+2	-2
Steel	146,890	129,655	57,093	561,555	586,698	-4	-1
Shower stalls, including receptors.....	36,073	34,538	13,143	189,520	198,513	-22	-19
						-23	-23
						-16	-9

Source: Department of Commerce.

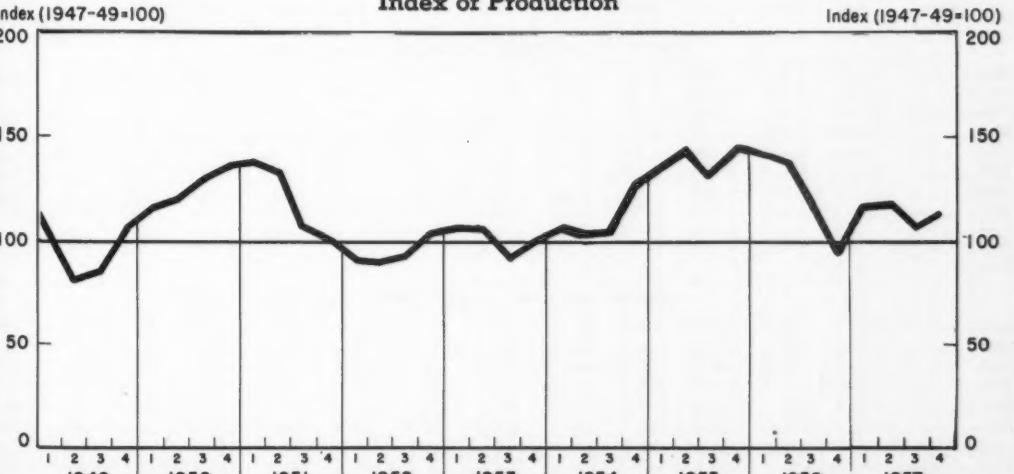
* As of end of period.

¹ Change of less than one-half of 1 percent.² Includes vitreous china.

Chart 14.

Plumbing Fixtures

Index of Production



SOURCE: DEPARTMENT OF COMMERCE.

CONSTRUCTION REVIEW C.D. 57-10-R

Part G--Employment

Table G-1: Contract Construction: Employment by Type of Contractor

Period	All con- tractors	Building contractors						Nonbuilding contractors			
		All building con- tractors	General con- tractors	Special trades contractors				All non- building	Highway and street	Other non- building	
				All special trades	Plumbing and heating	Painting and decorating	Electri- cal work				
NUMBER OF EMPLOYEES (in thousands)											
Year: 1948.....	2,169.0	1,753.0	807.0	946.0	238.2	124.9	123.2	459.8	416.0	172.1	243.8
1949.....	2,165.0	1,736.0	779.0	957.0	241.7	123.4	122.1	469.5	428.0	178.1	250.3
1950.....	2,333.0	1,885.0	844.0	1,041.0	263.1	130.8	123.4	524.0	448.0	183.0	265.2
1951.....	2,603.0	2,109.0	957.6	1,151.7	286.9	155.7	140.5	568.7	493.0	201.3	291.9
1952.....	2,634.0	2,119.0	948.3	1,170.8	287.7	156.5	155.7	570.9	514.0	209.4	305.0
1953.....	2,622.0	2,109.0	934.0	1,175.1	288.9	148.1	159.7	578.4	513.0	214.9	297.8
1954.....	2,593.0	2,090.0	885.7	1,204.0	295.7	143.8	164.4	600.1	503.0	217.4	285.6
1955.....	2,759.0	2,243.0	922.6	1,320.8	317.0	162.3	168.4	673.1	516.0	232.4	284.0
1956.....	2,993.0	2,387.0	995.1	1,391.8	334.0	179.5	198.1	680.2	606.0	263.3	342.6
1957.....	3,025.0	2,394.0	955.1	1,439.0	338.2	191.8	230.3	678.7	631.0	271.1	360.1
1956: Dec.....	2,997.0	2,417.0	1,001.6	1,415.5	345.7	176.4	228.7	664.7	580.0	233.3	346.9
1957: Jan.....	2,667.0	2,165.0	885.7	1,279.5	335.1	151.5	223.2	569.7	502.0	191.5	310.4
Feb.....	2,673.0	2,177.0	878.2	1,298.5	331.5	148.9	221.0	597.1	496.0	184.9	310.6
Mar.....	2,756.0	2,242.0	898.7	1,343.3	331.8	159.0	219.5	633.0	514.0	199.9	314.1
Apr.....	2,906.0	2,334.0	944.6	1,389.5	334.6	176.5	218.2	660.2	572.0	237.3	334.7
May.....	3,082.0	2,419.0	977.5	1,441.1	333.7	190.5	223.5	693.4	663.0	296.2	366.8
June.....	3,232.0	2,518.0	1,005.5	1,512.5	342.7	205.2	237.2	727.4	714.0	321.5	392.0
July.....	3,275.0	2,547.0	1,039.8	1,507.1	332.6	226.5	241.2	706.8	728.0	331.0	397.4
Aug.....	3,305.0	2,567.0	1,030.2	1,537.0	344.2	226.6	242.7	723.5	738.0	340.4	397.4
Sept.....	3,285.0	2,555.0	1,009.6	1,545.4	351.8	223.0	240.2	730.4	730.0	333.8	396.4
Oct.....	3,224.0	2,509.0	980.3	1,528.2	350.4	211.8	237.1	728.9	715.0	320.2	395.0
Nov.....	3,059.0	2,407.0	936.3	1,470.8	338.7	198.6	231.2	702.3	652.0	275.0	376.5
Dec.....	2,838.0	2,265.0	866.0	1,399.1	331.7	181.6	227.4	658.4	573.0	221.6	351.7
1958: Jan.....	*2,570.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Percent change											
Nov.-Dec., 1957.....	-7.2	-5.9	-7.5	-4.9	-2.1	-8.6	-1.6	-6.3	-12.1	-19.4	-6.6
Dec., 1956-57.....	-5.3	-6.3	-13.5	-1.2	-4.0	+2.9	-.6	-.9	-1.2	-5.0	+1.4

Source: Department of Labor.

¹Not yet available.

*Percent change: Dec. 1957-Jan. 1958, -9.4; Jan. 1957-58, -3.6.

Table G-2: Contract Construction: Number of Employees and Indexes of Employment (Seasonally Adjusted)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
NUMBER OF EMPLOYEES (in thousands, seasonally adjusted)													
1948.....	2,120	2,015	2,065	2,105	2,136	2,184	2,199	2,212	2,220	2,229	2,249	2,251	2,169
1949.....	2,222	2,171	2,146	2,128	2,124	2,130	2,157	2,176	2,197	2,192	2,190	2,141	2,165
1950.....	2,119	2,101	2,105	2,173	2,236	2,337	2,405	2,451	2,473	2,502	2,517	2,471	2,333
1951.....	2,526	2,521	2,569	2,593	2,596	2,613	2,633	2,641	2,630	2,653	2,606	2,620	2,603
1952.....	2,599	2,624	2,588	2,586	2,597	2,645	2,658	2,672	2,682	2,648	2,650	2,632	2,634
1953.....	2,647	2,669	2,653	2,638	2,613	2,598	2,588	2,596	2,612	2,623	2,623	2,626	2,622
1954.....	2,533	2,583	2,600	2,614	2,603	2,599	2,591	2,594	2,586	2,584	2,618	2,615	2,593
1955.....	2,624	2,618	2,703	2,759	2,813	2,823	2,829	2,813	2,810	2,777	2,763	2,750	2,759
1956.....	2,768	2,802	2,834	2,902	2,985	3,113	3,043	3,083	3,080	3,080	3,067	3,074	2,993
1957.....	2,963	3,020	3,062	3,059	3,097	3,108	3,061	3,032	3,028	3,013	2,956	2,911	3,025
1958.....	2,856												
INDEXES (1947-49=100) OF EMPLOYMENT (seasonally adjusted)¹													
1948.....	100.7	95.7	98.1	100.0	101.5	103.8	104.5	105.1	105.5	105.9	106.8	106.9	103.0
1949.....	105.6	103.1	101.9	101.1	100.9	101.2	102.5	103.4	104.4	104.1	104.0	101.7	102.9
1950.....	100.7	99.8	100.0	103.2	106.2	111.0	114.3	116.4	117.5	118.9	119.6	117.4	110.8
1951.....	120.0	119.8	122.0	123.2	123.3	124.1	125.1	125.5	124.9	126.0	123.8	124.5	123.7
1952.....	123.5	124.7	122.9	122.9	123.4	125.7	126.3	126.9	127.4	125.8	125.9	125.0	125.1
1953.....	125.7	126.8	126.0	125.3	124.1	123.4	122.9	123.3	124.1	125.0	124.6	124.8	124.6
1954.....	120.3	122.7	123.5	124.2	123.7	123.5	123.1	123.2	122.9	122.8	124.4	124.2	123.2
1955.....	124.7	124.4	128.4	131.1	133.6	134.1	134.4	133.6	133.5	131.9	131.1	130.6	131.1
1956.....	131.5	133.1	134.6	137.9	141.8	147.9	144.6	146.5	146.3	146.3	145.7	146.0	142.2
1957.....	140.8	143.5	145.5	145.3	147.1	147.6	145.4	144.0	143.8	143.1	140.4	138.3	143.7
1958.....	135.7												

Source: Department of Labor.
the Federal Reserve Board.¹Indexes for months before January 1953 are based on seasonally adjusted employment data derived by

CONSTRUCTION REVIEW

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Table G-3: Contract Construction: Employment, by State

State	Number of employees (in thousands)										Percent change, Dec. 1956-57	
	1957								1954	1955		
	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Dec.	Dec.		
Alabama	43.3	44.2	43.4	44.0	41.3	40.4	40.0	39.7	30.4	34.1	44.7	-11
Arizona	21.2	21.5	22.3	23.0	23.4	23.7	23.6	23.5	19.5	20.0	22.6	+ 4
Arkansas	17.0	18.3	20.8	21.5	21.1	20.2	18.1	16.1	14.4	15.3	14.7	+10
California	277.5	284.5	266.4	261.8	282.6	283.2	277.4	271.4	257.8	254.0	287.3	- 6
Colorado	30.4	34.7	35.5	36.0	36.0	35.1	33.2	31.6	26.0	30.5	29.9	+ 6
Connecticut ¹	49.9	52.5	53.1	55.1	54.7	53.8	53.7	(2)	40.9	46.3	49.7	--
Delaware	12.6	12.4	11.9	12.3	12.2	12.3	12.0	11.0	10.5	15.3	15.8	-30
District of Columbia..	17.2	17.1	17.1	17.2	17.1	17.0	16.7	16.2	16.2	16.8	16.5	- 2
Florida ³	113.0	115.4	117.4	121.6	123.1	122.9	121.3	119.7	91.1	105.5	119.0	+ 1
Georgia	55.2	58.3	59.1	60.6	58.3	57.9	55.0	53.2	46.3	49.6	53.0	(4)
Idaho	10.1	10.8	11.2	9.9	9.8	10.0	9.6	8.8	7.6	8.1	9.2	- 4
Illinois	203.8	213.2	218.8	220.5	217.6	213.5	206.4	(2)	159.0	165.6	185.9	--
Indiana	71.5	73.8	78.1	80.3	78.9	79.4	76.6	73.1	57.1	69.4	69.3	+ 5
Iowa	37.0	41.3	42.8	42.0	42.2	39.7	37.6	34.1	29.6	32.2	34.4	- 1
Kansas	34.6	38.4	41.9	43.6	42.1	41.4	36.9	33.8	33.2	36.4	33.0	+ 2
Kentucky ²	--	--	--	--	--	--	--	--	--	--	--	--
Louisiana	66.6	69.5	72.0	72.6	71.6	70.2	70.2	66.9	46.6	53.0	67.7	- 1
Maine	13.1	14.7	15.0	14.7	14.5	14.4	13.5	11.7	13.1	12.4	13.1	-11
Maryland	62.3	70.1	72.5	72.2	71.3	70.6	68.2	60.2	57.8	65.5	69.3	-13
Massachusetts	84.7	87.7	89.9	91.0	89.9	89.3	85.6	78.0	71.8	77.5	79.4	- 2
Michigan	113.1	112.2	115.2	117.2	119.0	117.8	108.6	98.5	115.7	115.4	111.7	-12
Minnesota	56.9	61.3	67.1	69.2	67.8	64.7	58.2	48.4	50.3	49.6	48.6	(4)
Mississippi	16.3	16.3	16.9	17.6	17.9	17.9	17.1	15.7	15.5	16.8	15.3	+ 3
Missouri	67.8	69.3	72.2	74.0	72.7	71.3	68.6	64.1	65.0	69.1	69.8	- 8
Montana	13.5	14.4	15.1	15.2	15.5	14.1	12.2	10.4	10.1	8.1	10.2	+ 2
Nebraska	19.7	21.4	22.2	21.8	21.5	21.0	20.0	18.3	19.9	18.7	18.7	- 2
Nevada	8.5	8.4	8.2	8.2	7.8	7.4	6.5	6.3	9.3	8.4	6.2	+ 2
New Hampshire	9.1	10.0	10.5	10.5	10.3	10.3	9.5	8.4	9.0	9.2	8.9	- 6
New Jersey	108.8	108.9	112.6	112.7	113.5	112.4	106.2	95.6	96.3	102.0	107.6	-11
New Mexico ³	17.1	17.7	17.8	17.7	17.8	17.7	17.4	17.6	14.3	14.8	16.1	+ 9
New York	265.8	275.1	276.1	277.4	280.1	276.6	265.2	245.2	223.0	238.1	248.3	- 1
North Carolina	54.3	55.5	56.1	55.4	54.5	53.7	53.0	51.0	47.5	54.7	57.5	-11
North Dakota	10.8	12.5	13.7	14.1	13.9	13.1	10.9	8.0	7.1	5.9	7.4	+ 8
Ohio ³	161.8	168.2	175.7	182.7	177.8	172.1	161.3	147.9	153.2	150.4	152.2	- 7
Oklahoma	32.9	34.4	35.5	36.3	35.9	34.6	34.0	35.4	29.6	33.1	30.4	+16
Oregon	22.6	24.2	25.8	26.5	26.5	24.5	22.0	20.1	21.0	20.6	21.6	- 7
Pennsylvania	178.1	184.5	184.2	188.2	188.0	185.4	177.1	162.7	164.3	168.6	171.9	- 5
Rhode Island	17.4	19.2	20.0	19.3	19.1	18.1	18.4	17.7	16.5	16.2	16.2	+ 9
South Carolina	28.5	28.6	28.9	28.9	28.7	27.9	28.2	28.2	27.8	29.2	27.1	+ 4
South Dakota	9.7	11.3	11.6	11.7	10.6	9.8	8.3	6.7	7.7	7.1	7.7	-13
Tennessee	41.4	42.1	43.5	43.3	42.3	42.3	39.6	37.1	50.1	41.2	40.4	- 8
Texas	160.5	169.3	174.5	174.4	171.1	167.2	156.6	159.5	147.5	156.9	166.0	- 4
Utah	16.8	18.1	19.2	18.3	17.3	16.4	15.3	14.5	12.2	13.4	14.9	- 3
Vermont	4.8	5.5	5.6	5.7	5.5	5.5	5.4	4.6	4.0	4.6	4.4	+ 5
Virginia	73.2	74.4	75.9	75.9	74.4	71.8	69.2	64.9	54.8	59.3	66.3	- 2
Washington	44.5	45.4	46.9	48.4	47.5	46.7	43.1	39.8	46.6	38.6	43.1	- 8
West Virginia ³	27.5	29.0	30.3	31.2	32.4	33.0	31.7	28.7	15.5	20.6	23.0	+25
Wisconsin	57.5	58.7	64.2	65.5	64.8	62.3	59.2	54.3	52.2	54.3	55.0	- 1
Wyoming	6.6	8.1	8.7	8.9	8.4	7.4	7.1	6.2	5.8	5.4	5.8	+ 7

Source: Department of Labor. ¹ Includes a small number of employees in mining. January 1956; revised statistics for months not shown here are available on request.

² Not available.

³ Data revised from

⁴ Change of less than one-half of 1 percent.

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Table G-4: Contract Construction: Employment in Selected Areas

Area	Number of employees (in thousands)										Percent change, Dec. 1956-57	
	1957								1954	1955	1956	
	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Dec.	Dec.	Dec.	
Albany-Schenectady-Troy, N. Y.	8.6	8.7	8.9	8.8	8.6	8.6	8.2	7.7	6.7	6.7	8.1	- 5
Albuquerque, N. Mex. ¹	5.1	5.3	5.5	5.5	5.4	5.3	5.1	5.1	4.9	5.0	4.6	+11
Atlanta, Ga. ²	19.6	21.0	21.0	21.9	20.8	20.3	19.6	19.0	17.6	18.8	17.8	+ 7
Baltimore, Md.	38.0	42.8	44.3	44.2	43.9	43.9	42.7	37.4	36.8	41.5	43.6	-14
Baton Rouge, La.	8.1	8.0	8.9	9.0	9.4	9.5	9.7	9.5	5.5	5.4	7.1	+34
Binghamton, N. Y. ¹	3.0	3.3	3.3	3.2	3.4	3.4	3.1	2.7	2.5	2.6	2.3	+17
Birmingham, Ala.	12.3	13.1	12.9	13.0	7.7	6.9	6.8	11.9	9.4	11.0	11.7	+ 2
Boise, Idaho	1.9	1.9	2.0	2.0	2.0	1.9	1.8	1.7	1.5	1.5	1.6	+ 6
Boston, Mass.	49.2	51.2	52.8	52.4	52.0	51.1	50.0	46.5	41.6	43.0	48.1	- 3
Bridgeport, Conn. ³	6.4	6.7	7.2	7.2	7.2	7.2	7.1	(4)	5.4	5.9	5.8	--
Buffalo, N. Y.	22.9	23.8	25.3	27.3	26.3	26.4	24.5	20.8	18.5	18.9	20.4	+ 2
Casper, Wyo.	2.1	2.2	2.5	2.5	2.5	2.5	2.7	2.6	1.3	1.1	1.4	+86
Charleston, S. C.	3.3	3.5	3.2	3.5	3.3	3.8	3.8	3.7	2.4	3.7	3.7	0
Charleston, W. Va.	5.1	5.4	5.3	5.5	5.3	5.2	5.1	4.9	3.5	3.8	4.6	+ 7
Charlotte, N. C.	8.7	9.0	9.3	9.1	9.3	9.0	9.1	8.7	6.7	8.6	8.9	- 2
Chattanooga, Tenn.	3.7	3.6	3.7	3.7	3.5	3.5	3.2	3.0	4.8	3.9	3.4	-12
Chicago, Ill.	133.0	138.2	141.4	143.1	139.0	136.9	134.7	(4)	106.6	117.3	131.3	--
Denver, Colo. ¹	16.9	19.8	20.1	20.3	19.9	19.6	19.1	18.2	16.5	18.7	18.5	- 2
Des Moines, Iowa	5.1	5.8	6.0	5.9	6.0	6.2	5.8	5.0	4.8	4.7	4.6	+ 9
Detroit, Mich.	64.3	64.6	65.2	66.0	66.1	67.0	63.3	57.1	67.2	67.3	62.2	- 8
Duluth, Minn.	3.4	3.6	3.7	3.8	3.9	3.5	3.3	2.9	2.4	2.3	2.9	0
Evansville, Ind. ²	4.2	4.4	4.2	4.3	4.3	4.3	4.2	(4)	3.2	3.8	4.0	--
Fargo, N. D.	2.3	2.7	3.1	3.3	3.2	3.0	2.6	2.2	1.7	1.6	1.8	+22
Fort Wayne, Ind.	3.1	3.3	3.4	3.4	3.4	3.5	3.3	3.0	3.1	3.5	3.2	- 6
Great Falls, Mont.	2.3	2.4	2.3	2.4	2.2	1.9	1.5	1.4	1.4	1.1	1.3	+ 8
Harrisburg, Pa.	1.2	7.7	8.1	8.8	8.7	9.0	9.2	8.2	7.1	6.9	6.8	+21
Hartford, Conn. ³	10.8	11.7	11.7	12.7	12.4	12.0	11.8	(4)	9.3	9.6	10.6	--
Huntington-Ashland, W. Va.	3.5	3.5	3.4	3.3	3.0	3.2	3.3	3.1	--	3.2	3.2	- 3
Indianapolis, Ind.	13.2	13.4	14.4	14.5	14.7	14.5	14.0	13.5	10.4	12.3	13.6	- 1
Jackson, Miss.	4.0	4.1	4.3	4.3	4.1	4.2	3.6	3.6	--	4.6	3.6	0
Jacksonville, Fla. ¹	10.2	10.1	10.4	10.8	10.7	10.5	10.0	9.6	9.9	8.7	10.3	- 7
Kansas City, Mo.	16.4	15.8	(4)	(4)	(4)	(4)	(4)	(4)	21.2	19.6	18.4	--
Knoxville, Tenn.	6.6	6.7	6.4	6.4	6.3	6.2	6.1	5.5	15.3	6.4	7.3	-25
Lewiston, Maine	1.0	1.1	1.1	1.1	1.1	1.1	1.1	.9	1.2	1.1	1.1	-18
Little Rock-N. Little Rock, Ark.	4.7	5.0	6.1	6.2	6.4	6.2	5.7	5.3	5.2	5.2	4.5	+18
Los Angeles, Calif.	123.3	126.7	107.9	104.6	124.7	126.4	123.0	120.8	124.5	115.0	128.8	- 6
Louisville, Ky.	15.4	16.0	15.9	16.9	16.9	15.9	15.5	(4)	13.7	14.3	13.4	--
Manchester, N. H.	2.0	2.1	2.3	2.3	2.3	2.3	2.1	1.9	1.9	2.1	1.9	0
Memphis, Tenn.	8.3	8.8	9.5	9.5	9.6	9.9	9.2	8.9	9.5	9.6	8.2	+ 9
Miami, Fla. ¹	25.0	26.3	26.3	25.6	26.7	25.9	25.4	24.7	25.5	25.2	27.6	-11
Milwaukee, Wis. ⁶	22.9	23.7	25.4	25.9	25.6	24.7	23.7	22.2	19.5	21.5	23.1	- 4
Minneapolis-St. Paul, Minn.	27.4	29.0	29.9	30.6	29.8	28.7	27.1	23.7	24.6	24.8	25.2	- 6
Mobile, Ala.	5.0	5.0	5.1	5.1	5.1	5.9	5.8	(4)	4.4	5.2	5.1	--
Nashville, Tenn.	6.7	6.6	6.8	7.1	7.0	7.0	6.5	5.9	6.4	6.2	6.5	- 9
New Bedford, Mass.	1.3	1.4	1.5	1.5	1.6	1.7	1.6	1.4	1.6	1.6	1.3	+ 8
New Britain, Conn. ³	1.4	1.5	1.6	1.7	1.7	1.7	(4)	1.2	1.4	1.4	--	
New Haven, Conn. ³	8.2	8.7	9.2	9.4	9.4	9.2	9.0	(4)	5.9	6.8	7.7	--
New Orleans, La.	20.2	20.0	20.1	20.2	20.0	20.0	19.9	19.6	17.0	15.7	16.5	+19
New York-Northeastern N. Jersey ..	241.2	242.6	235.7	236.2	240.8	239.5	228.5	210.3	214.3	226.1	231.0	- 9
Newark-Jersey City, N. J.	34.5	34.6	35.1	35.3	35.6	35.4	32.4	28.4	32.9	35.0	36.1	-21
Paterson, N. J.	27.7	27.8	28.2	28.5	29.7	29.9	28.9	25.6	25.0	24.6	26.0	- 2
Perth Amboy, N. J.	8.4	8.4	8.5	8.3	7.9	7.4	6.5	5.9	7.8	8.9	9.5	-38
Nassau-Suffolk Counties, N. Y.	29.1	29.4	27.4	26.7	27.9	27.0	25.6	23.2	28.8	29.7	29.1	-20
New York, N. Y.	120.2	121.4	116.4	113.0	121.2	120.4	117.1	111.9	101.5	108.2	110.2	+ 2
Westchester County, N. Y.	19.1	18.8	19.1	17.4	16.6	17.5	16.2	14.3	16.4	17.4	17.7	-19

See footnotes at end of table.

Source
Data
Co.
from
Ky.,
data

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Table G-4: Contract Construction: Employment in Selected Areas--Continued

Area	Number of employees (in thousands)										Percent change, Dec. 1956-57
	1957							1954	1955	1956	
	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Dec.	Dec.	
Norfolk-Portsmouth, Va.	14.6	14.7	15.4	15.7	15.4	15.4	14.8	14.0	11.0	10.3	+ 9
Oklahoma City, Okla.	9.5	9.7	10.0	9.9	9.8	9.7	9.1	9.4	9.4	10.0	+ 7
Omaha, Nebr.	8.2	8.6	9.0	8.9	9.1	8.9	8.7	8.4	7.3	7.7	+ 2
Peoria, Ill.	4.6	4.9	5.2	5.0	5.0	4.9	4.8	(4)	4.3	4.3	--
Phoenix, Ariz.	10.8	10.7	11.2	11.3	11.2	10.8	10.9	10.9	10.8	11.9	- 8
Pittsburgh, Pa.	43.1	46.0	44.1	46.9	46.9	45.5	43.8	41.8	37.5	38.2	+ 2
Portland, Maine	3.7	3.8	3.8	3.7	3.7	3.8	3.6	3.1	3.8	3.7	-21
Portland, Oreg.	13.4	14.2	14.7	14.8	14.6	14.0	12.9	12.0	12.6	12.7	- 7
Providence, R. I.	15.4	17.0	17.7	17.1	16.9	16.0	16.3	15.7	14.6	14.4	+ 9
Racine, Wis.	2.3	2.4	2.4	2.4	2.3	2.2	2.2	2.0	1.9	1.9	0
Reno, Nev.	2.3	2.1	2.3	2.5	2.9	3.0	2.8	2.8	2.0	2.2	+33
Richmond, Va.	12.5	13.0	13.4	13.5	13.1	13.0	12.4	11.7	9.4	10.6	+ 3
Rochester, N. Y.	9.9	11.0	11.4	11.5	11.6	11.1	10.6	(4)	8.7	9.1	- 6
Rockford, Ill. ³	3.9	4.4	4.6	4.8	4.7	4.7	4.6	(4)	3.1	4.0	--
Sacramento, Calif.	9.3	9.7	10.0	10.4	10.4	10.1	9.7	9.0	7.3	8.7	- 4
St. Louis, Mo.	41.2	43.0	42.4	42.7	42.7	42.5	41.1	37.7	41.6	42.3	- 7
Salt Lake City, Utah	8.9	9.1	9.3	9.3	9.2	8.7	8.2	7.6	7.7	8.2	- 3
San Diego, Calif.	14.0	13.8	12.9	12.5	13.9	13.7	13.7	13.8	11.9	12.7	- 5
San Francisco-Oakland, Calif.	55.6	57.7	58.1	56.6	55.2	54.5	53.6	51.9	58.8	60.1	-14
San Jose, Calif.	9.8	10.2	10.5	11.0	10.7	10.8	10.7	10.8	9.1	9.7	+ 3
Savannah, Ga.	3.9	4.1	4.2	4.2	4.2	4.3	4.1	4.4	2.7	2.9	+16
Seattle, Wash.	16.5	17.0	17.5	17.9	17.9	17.4	16.2	15.6	12.7	13.3	+ 8
Sioux Falls, S. D.	1.4	1.7	1.8	1.8	1.8	1.7	1.6	1.2	--	1.5	- 8
South Bend, Ind.	3.2	3.3	3.3	3.3	3.3	3.2	3.1	2.8	3.1	3.0	0
Spokane, Wash.	5.0	5.4	5.9	6.0	5.7	5.1	4.6	4.1	4.1	3.4	-13
Springfield-Holyoke, Mass.	7.4	7.6	7.9	7.8	7.9	7.6	7.2	6.6	6.3	7.3	- 8
Stamford, Conn. ³	4.8	5.0	5.1	5.1	5.1	5.0	4.9	(4)	3.6	4.0	4.3
Syracuse, N. Y.	6.5	7.0	7.2	7.4	7.3	7.3	6.9	6.7	6.1	5.9	- 4
Tacoma, Wash.	4.8	5.2	5.4	5.4	5.4	5.3	4.8	4.3	3.1	3.9	0
Tampa-St. Petersburg, Fla.	13.7	19.0	19.4	19.4	19.2	19.4	19.2	18.8	13.2	15.6	+ 5
Topeka, Kans.	4.7	5.5	6.4	6.5	6.4	6.4	5.7	4.8	2.7	3.3	+26
Trenton, N. J.	3.7	4.1	4.1	3.9	3.5	3.3	3.1	2.8	3.3	3.6	-26
Tucson, Ariz.	4.8	4.9	5.0	5.2	5.3	5.5	5.7	5.6	4.1	4.5	+14
Tulsa, Okla.	8.5	7.8	8.1	8.2	8.1	7.9	7.8	7.5	7.5	7.8	-10
Utica-Rome, N. Y.	3.6	4.2	5.0	5.5	5.2	4.8	4.3	4.2	2.9	3.0	+40
Washington, D. C.	39.3	38.8	39.1	39.1	38.7	38.6	37.6	34.6	38.4	41.1	-10
Waterbury, Conn. ³	2.1	2.2	2.6	2.6	2.6	2.6	2.5	(4)	2.0	2.5	--
Wheeling-Steubenville, W. Va.	6.3	6.5	6.9	6.8	6.9	6.8	6.8	5.8	4.0	4.9	0
Wichita, Kans.	7.2	7.6	7.7	8.1	7.9	7.6	7.0	7.0	7.6	7.3	+ 3
Wilmington, Del. ¹	10.2	10.2	9.7	10.1	10.0	10.1	9.8	9.0	8.5	13.5	-36
Worcester, Mass.	4.5	4.5	4.5	4.7	4.7	4.5	4.3	4.0	3.7	4.5	- 7

Source: Department of Labor.

¹Data revised from January 1956; revised statistics for months not shown here are available on request.

²Data from January 1956 not comparable with previous periods because area was redefined (and data correspondingly revised) to include Clayton Co. as well as Cobb, DeKalb, and Fulton Cos.

³Includes a small number of employees in mining.

⁴Not available.

⁵Data

from January 1955 not comparable with previous periods because area was redefined (and data correspondingly revised) to include Henderson Co., Ky., as well as Vanderburgh Co., Ind.

⁶Data from January 1956 not comparable with previous periods because area was redefined (and data correspondingly revised) to include Waukesha Co. as well as Milwaukee Co.

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Table G-5: Contract Construction: Indexes of Aggregate Weekly Man-Hours

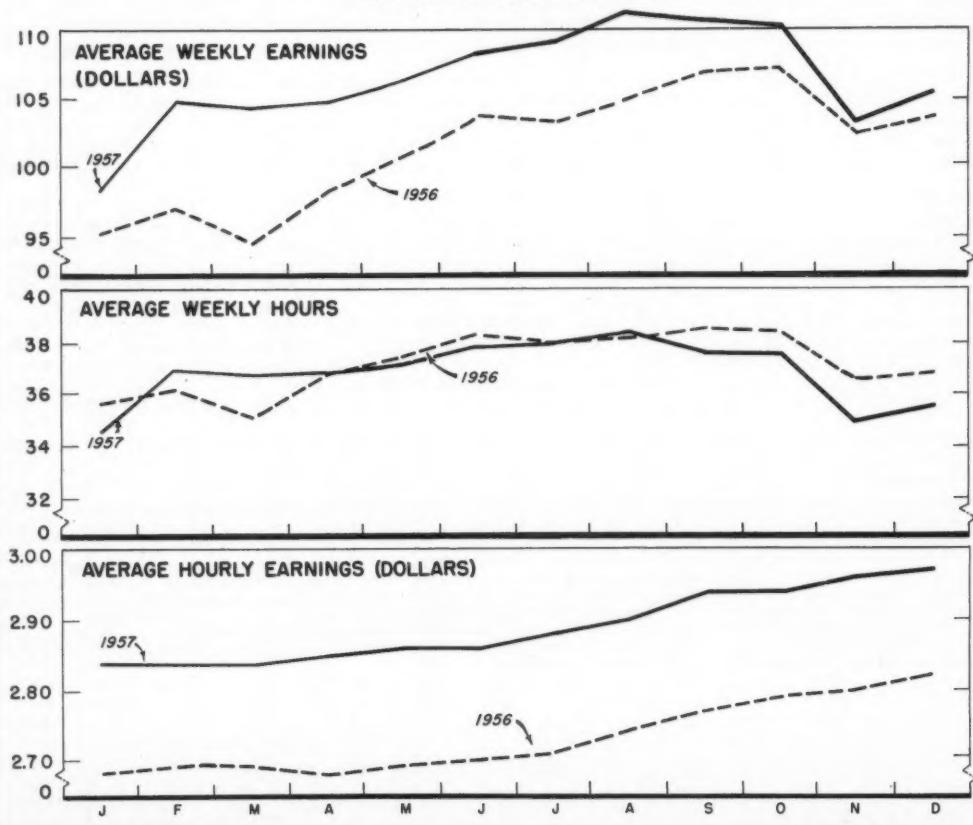
(1947-49=100)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
1948.....	89.6	81.3	86.7	95.0	102.2	111.9	115.1	117.3	116.2	113.3	106.6	105.4	103.4
1949.....	94.2	88.9	89.2	95.0	103.1	106.8	110.5	114.2	111.5	111.4	104.4	94.9	102.0
1950.....	84.6	79.5	83.7	95.8	106.1	116.7	122.1	129.5	126.1	128.9	123.9	112.7	109.1
1951.....	106.4	99.3	105.4	116.9	126.4	131.8	137.7	141.1	138.5	139.8	124.2	121.6	124.1
1952.....	111.1	112.3	108.3	117.5	125.4	136.8	138.9	143.2	144.0	139.9	128.2	123.9	127.5
1953.....	109.1	108.7	109.1	115.8	122.6	130.4	132.0	137.2	131.7	136.7	126.7	117.2	123.1
1954.....	95.5	102.8	106.4	113.5	120.3	128.0	131.4	134.3	128.6	128.6	123.3	114.4	118.9
1955.....	101.4	98.6	108.4	115.8	129.8	137.0	144.0	144.3	146.6	138.3	125.6	121.1	125.9
1956.....	108.1	108.5	109.2	124.0	137.4	154.3	154.6	161.1	160.7	157.7	144.2	135.9	138.0
1957.....	112.0	119.8	123.0	131.1	141.4	151.5	154.1	157.4	153.9	149.6	131.2	122.9	137.3
1958.....	110.3												

Source: Department of Labor.

Chart 15.

Hours and Earnings of Workers In Contract Construction



SOURCE: DEPARTMENT OF LABOR.

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Table G-6: Contract Construction: Hours and Gross Earnings of Construction Workers

Period	All construction	Building construction						Nonbuilding construction			
		All building contractors	General contractors	Special trades contractors					All non-building	Highway and street	
				All special trades	Plumbing and heating	Painting and deco-rating	Electrical work	Other trades			
AVERAGE WEEKLY EARNINGS											
Year: 1954	\$93.98	\$94.12	\$89.41	\$97.38	\$102.71	\$90.39	\$112.71	\$93.19	\$92.86	\$86.88	\$97.36
1955	95.94	96.29	90.22	100.83	106.40	94.58	116.52	96.21	95.11	91.27	98.50
1956	101.83	101.92	95.04	107.16	112.31	100.10	125.61	102.39	101.59	97.63	104.94
1957	106.64	107.22	98.89	112.84	118.87	104.10	132.10	106.30	105.07	98.66	110.15
1956: December	103.78	104.91	96.48	111.14	117.56	100.74	129.82	104.73	99.96	90.94	106.23
1957: January	98.55	99.57	89.76	106.45	115.67	97.28	127.65	95.93	94.86	83.90	101.73
February	104.80	105.63	98.19	111.33	116.89	99.57	130.75	104.25	101.38	93.09	106.50
March	104.23	104.76	95.93	110.96	116.97	102.31	131.26	103.49	100.47	91.77	106.35
April	104.88	105.70	97.46	111.33	116.97	102.31	130.48	105.14	100.88	93.37	106.54
May	106.39	107.02	99.00	112.61	117.73	104.14	131.66	107.04	103.88	96.64	109.93
June	108.11	108.49	100.65	114.58	119.42	105.55	134.06	108.84	106.63	101.33	111.32
July	109.15	108.93	102.03	113.34	116.80	105.95	132.83	108.60	110.77	107.01	114.05
August	111.07	110.48	103.79	115.63	120.74	107.76	132.50	110.60	112.41	109.06	115.30
September	110.84	111.14	102.65	116.55	123.77	107.57	134.30	110.88	110.16	104.00	115.89
October	110.25	110.53	102.65	115.97	122.11	105.79	135.49	110.00	109.21	103.34	114.23
November	103.30	104.23	95.37	109.97	116.44	102.20	128.25	104.13	98.82	89.41	106.56
December	105.44	106.10	96.79	112.25	121.86	102.54	136.57	102.30	103.52	92.25	110.78
AVERAGE WEEKLY HOURS											
Year: 1954	37.0	36.2	36.2	36.2	37.9	34.5	38.6	35.3	40.2	40.6	39.9
1955	36.9	36.2	35.8	36.4	38.0	34.7	39.1	35.5	40.3	41.3	39.4
1956	37.3	36.4	36.0	36.7	38.2	35.0	39.5	35.8	40.8	41.9	39.9
1957	36.9	36.1	35.7	36.4	38.1	34.7	39.2	35.2	39.8	40.6	39.2
1956: December	36.8	36.3	35.6	36.8	38.8	34.5	39.7	35.5	39.2	39.2	39.2
1957: January	34.7	34.1	33.0	34.9	37.8	33.2	38.8	32.3	37.2	36.8	37.4
February	36.9	36.3	36.1	36.5	38.2	34.1	39.5	35.1	39.6	40.3	39.3
March	36.7	36.0	35.4	36.5	38.1	34.8	39.3	35.2	39.4	39.9	39.1
April	36.8	36.2	35.7	36.5	38.1	34.8	39.3	35.4	39.1	39.9	38.6
May	37.2	36.4	36.0	36.8	38.1	35.3	39.3	35.8	39.8	40.1	39.4
June	37.8	36.9	36.6	37.2	38.4	35.3	39.9	36.4	40.7	41.7	39.9
July	37.9	36.8	36.7	36.8	37.8	35.2	39.3	36.2	41.8	43.5	40.3
August	38.3	37.2	37.2	37.3	38.7	35.8	39.2	36.5	42.1	43.8	40.6
September	37.7	36.8	36.4	37.0	38.8	35.5	39.5	36.0	40.8	41.6	40.1
October	37.5	36.6	36.4	36.7	38.4	34.8	39.5	35.6	40.6	41.5	39.8
November	34.9	34.4	33.7	34.8	36.5	33.4	37.5	33.7	36.6	36.2	37.0
December	35.5	34.9	34.2	35.3	38.2	33.4	39.7	33.0	38.2	37.5	38.6
AVERAGE HOURLY EARNINGS											
Year: 1954	\$2.54	\$2.60	\$2.47	\$2.69	\$2.71	\$2.62	\$2.92	\$2.64	\$2.31	\$2.14	\$2.44
1955	2.60	2.66	2.52	2.77	2.80	2.72	2.98	2.71	2.36	2.21	2.50
1956	2.73	2.80	2.64	2.92	2.94	2.86	3.18	2.86	2.49	2.33	2.63
1957:	2.89	2.97	2.77	3.10	3.12	3.00	3.37	3.02	2.64	2.43	2.81
1956: December	2.82	2.89	2.71	3.02	3.03	2.92	3.27	2.95	2.55	2.32	2.71
1957: January	2.84	2.92	2.72	3.05	3.06	2.93	3.29	2.97	2.55	2.28	2.72
February	2.84	2.91	2.72	3.05	3.06	2.92	3.31	2.97	2.56	2.31	2.71
March	2.84	2.91	2.71	3.04	3.07	2.94	3.34	2.94	2.55	2.30	2.72
April	2.85	2.92	2.73	3.05	3.07	2.94	3.32	2.97	2.58	2.34	2.76
May	2.86	2.94	2.75	3.06	3.09	2.95	3.35	2.99	2.61	2.41	2.79
June	2.86	2.94	2.75	3.08	3.11	2.99	3.36	2.99	2.62	2.43	2.79
July	2.88	2.96	2.78	3.08	3.09	3.01	3.38	3.00	2.65	2.46	2.83
August	2.90	2.97	2.79	3.10	3.12	3.01	3.38	3.03	2.67	2.49	2.84
September	2.94	3.02	2.82	3.15	3.19	3.03	3.40	3.08	2.70	2.50	2.89
October	2.94	3.02	2.82	3.16	3.18	3.04	3.43	3.09	2.69	2.49	2.87
November	2.96	3.03	2.83	3.16	3.19	3.06	3.42	3.09	2.70	2.47	2.88
December	2.97	3.04	2.83	3.18	-3.19	3.07	3.44	3.10	2.71	2.46	2.87
Percent change, December 1956 to 1957											
Avg. wkly. earnings ..	+1.6	+1.1	+0.3	+1.0	+3.7	+1.8	+5.2	-2.3	+3.6	+1.4	+4.3
Avg. wkly. hours ..	-3.5	-3.9	-3.9	-4.1	-1.5	-3.2	0	-7.0	-2.6	-4.3	-1.5
Avg. hrly. earnings ..	+5.3	+5.2	+4.4	+5.3	+5.3	+5.1	+5.2	+5.1	+6.3	+6.0	+5.9

Source: Department of Labor.

(NOTE: Table G-7, Registered Apprentices in the Building Trades, is published on a semiannual basis, as data become available.)

Construction Legislation

Air Force Construction

Authorization of Appropriations for Air Force Installations. (Public Law 85-325, approved February 12, 1958.)

This law authorizes the appropriation of \$549,670,000 to be used by the Secretary of the Air Force, as follows: (1) \$218,600,000 to accelerate and expand construction programs for alert facilities and dispersal bases of the Strategic Air Command; (2) \$189,000,000 for the establishment of an early detection system for ballistic missile defense; (3) \$112,400,000 for construction of operation, training, testing, and other facilities necessary for the development and procurement of long-range ballistic missiles; and (4) \$29,670,000 to accelerate construction of technical facilities at 8 bases in the semi-automatic ground environment (SAGE) system for air defense of continental United States.

Supplemental Defense Appropriation Act, 1958. (Public Law 85-322, approved February 11, 1958.)

A total of \$520,000,000 was appropriated in this law to carry out military construction for the Air Force, including that authorized in P.L. 85-325.

Construction Regulations

VA Loan Guaranty Regulations Amended to Increase Discount Limits on GI Home Loans. (Federal Register, Vol. 23, No. 43, March 1, 1958, p. 1278.)

On March 1, 1958, the Veterans Administration announced a 1 percentage point increase in the maximum discounts that a builder or seller may pay in connection with VA-guaranteed home loans, effective immediately. The revised schedule of maximum permissible discounts, shown below, supersedes the schedule authorized August 5, 1957, to implement certain provisions of the Housing Act of 1957 (see Construction Review, Vol. 3, No. 8, August 1957, pp. 50-51).

State, Territory, or possession where housing located	Maximum discount points	
	Downpayment less than 10 percent	Downpayment 10 percent or more
Connecticut, Massachusetts, New York, Rhode Island.....	4.0	3.5
Delaware, District of Columbia, Maine, Maryland, New Hampshire, New Jersey, Pennsylvania, Vermont.....	4.5	4.0
Alabama, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky.....	5.5	5.0
Michigan, Minnesota, Mississippi, Missouri, North Carolina, South Carolina, North Dakota, South Dakota.....	5.5	5.0
Ohio, Nebraska, Tennessee, Virginia, Wisconsin	5.5	5.0
Arkansas, Louisiana, Oklahoma, West Virginia, Texas.....	6.0	5.5
Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Puerto Rico, Utah, Washington, Wyoming, Virgin Islands.....	6.5	6.5

HLBB Announced New Program to Increase Amount of Credit Available to Savings and Loan Associations for Mortgage Lending Purposes. (Federal Home Loan Bank Board press release issued February 27, 1958.)

The Federal Home Loan Bank Board on February 27, 1958, announced a new program authorizing its district banks, beginning April 15, 1958, to make 5-year loans to the 4,500 member savings and loan associations, thus increasing the amount of credit available for mortgage lending purposes. Under the new program, member institutions will be permitted to borrow from the Federal Home Loan Bank System for mortgage lending an amount not to exceed 5 percent of their savings capital. Funds will be provided from sales in the open market of bonds having a maturity of about 5 years.

Advances to member institutions under the new program will be in addition to, and separate from, the short-term advances presently available. Member institutions are now permitted to borrow from the System on a short-term basis in amounts up to 12.5 percent of their savings capital (see Construction Review, Vol. 2, No. 10, October 1956, p. 51).

ODM Resumed Issuance of Certificates for Rapid Tax Amortization of Emergency Facilities Under Revised Regulations. (Office of Defense Mobilization press release No. 626, dated March 4, 1958; Federal Register, Vol. 23, No. 44, March 4, 1958, pp. 1549-1551.)

The Office of Defense Mobilization, after a 7-month suspension, resumed the processing of applications for certificates of necessity authorizing 5-year tax write-offs for emergency facilities, under new criteria contained in ODM Regulation 1A, issued March 4, 1958. Under the new rules, the authority to issue certificates of necessity is limited to the following two categories specified in section 4 of Public Law 85-165: (1) facilities to produce new or specialized defense items or components thereof, or (2) facilities to provide research, developmental, or experimental services for the Department of Defense or the Atomic Energy Commission for defense purposes (see Construction Review, Vol. 3, No. 9, September 1957, p. 47). In addition, facilities to produce a new or specialized defense item or component thereof will be eligible for rapid amortization only if existing productive facilities are unsuitable because of the newness or specialized defense features of the item or component.

Defense items are defined in the new regulation as articles used solely by the military, such as ammunition, armored vehicles, war planes, and the like, but not civilian-type items also needed by the armed services, such as blankets, food, and commercial-type vehicles. A "new" defense item is defined as a product or material(excluding services) which was not in regular production prior to January 1, 1957; and a "specialized" defense item means a product or material (excluding services) for which it is anticipated that there will not be any substantial civilian market.

NEW PUBLICATIONS

BLS Bulletin 1214: Wholesale Prices and Price Indexes, 1954-56. 439 pages. \$2.

Includes price indexes and charts, covering major groups and sub-groups of building materials and individual items; brief description of index methodology; relative importance of items in the index; item specifications; and brief analysis of price movements.

BLS Bulletin 1222: Directory of National and International Labor Unions in the United States, 1957. 87 pages. 50 cents.

Includes analysis of developments since 1955; gives structure and membership; lists national and international unions and publications.

Copies of these publications may be ordered from the Superintendent of Documents, Government Printing Office, Washington 25, D. C., or from any of the Bureau of Labor Statistics Regional Offices (see inside front cover for addresses).

Send check or money order, payable to the Superintendent of Documents.

(Construction Review, Mar. 1958, Page 52.)

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